

March 11, 2020

City of Redwood City  
1017 Middlefield Road  
Redwood City, CA.94063  
Attn: Anna McGill

**Re: 505 E. Bayshore – Proposal to Build 60 Ownership Townhomes**

Dear Ms. McGill,

Regis Homes Bay Area (an affiliate of Sares Regis Group) respectfully requests that the City of Redwood City allows us to commence the planning process to consider a General Plan Amendment application for 505 E. Bayshore Road ("Bayshore") which will result in 60 new ownership townhomes, including 9 townhomes to be offered as affordable homes. We initially submitted our proposal in June 2019, and we have been working with the City, adjacent property owners, the Water Board, and BCDC for the better part 2019 and 2020 on this proposal. Our proposal provides much needed ownership housing close to jobs and other amenities in the area, and it replaces an existing underutilized and unsightly commercial use with residential.

In 2019 the City Council identified three (3) top priorities including Housing, Transportation, and Children. These Strategic Priorities were repeated in 2020. The Bayshore development would help accomplish the City's Housing Strategic Priority, meeting Redwood City's unique community housing needs for people at multiple income levels. The proposal would produce housing to help meet Redwood City's Regional Housing Needs Assessment (RHNA) goals for moderate & above moderate-income residents.

In addition to helping meet the City of Redwood City's top Strategic Priorities of Housing, the proposal at 505 E. Bayshore improves the community and area in many ways including key public access and public transportation, helping the City of Redwood City to meet a top Transportation Strategic Priority – a Vision Zero strategy for zero fatalities or serious injuries as outlined below in #7.

Community Benefits for our proposal include:

- 1) Major investment into an underutilized property and eyesore to the area.
- 2) For-sale Housing – the Missing Middle.
- 3) Affordable For-Sale Housing on site – Moderate Income Housing.
- 4) A new public easement for open space & recreation along a new boardwalk.
- 5) The new inner trail for Bayshore would unlock public access for the area and access to the neighboring open space and park. The walkway would have a "Boardwalk" feel with gathering spots and overlooks; signage; lighting; and other related amenities.
- 6) Improvements for biking and pedestrians along new trail system.
- 7) Transportation Improvements to E. Bayshore Road including new sidewalk & wall, curb & gutter; parking; roadway and utilities. The new improvements at the northwest corner of the property and within the City's Bayshore Road right-of-way would effectively create a safe pedestrian & bike experience that would connect the new inner trail to the existing Bay Trail system. Currently, this is a very dangerous corner for pedestrians and cyclists. There is no sidewalk to connect to the existing trail system; the crosswalk across Bayshore puts people into vehicular traffic at the very dangerous 135-degree corner.

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Most of the housing built recently in Redwood City has been for-rent. Our proposal would provide options for many first-time homebuyers; the townhomes are true "missing middle housing. Additionally, new affordable for-sale housing has not been provided in Redwood City for many years, providing opportunities for true workforce housing.

The Bayshore proposal is unique in many ways:

- 1) It is one of only two proposals that had already made a formal request for GPA in 2019, and it is outside the downtown area.
- 2) It is the only 100% housing proposal.
- 3) It provides much-needed for-sale housing.
- 4) It provides its required affordable housing on site
- 5) It generates less traffic than the current commercial zoning could generate.

There are two other key consideration to this request for GPA. First, the 505 E. Bayshore property is directly adjacent to a Mixed-Use zoning that allows housing. In fact, our neighbor at 557 E. Bayshore is currently processing an application that includes housing that fits within the general plan. Our GPA request would simply extend the existing Mixed-Use designation a few hundred feet to the west. And second, much of the adjacent area on this side of highway 101 has recently moved to residential uses with the One Marina and Blu Harbor developments as well as the Marina Point Townhome community. Our proposal at 505 E. Bayshore would further this progress in the area.

We started conversations with City Staff in early 2019 regarding Bayshore, meeting on multiple occasions. We then went through the pre-application submittal process with Staff, receiving comments and adjusting our application. On June 22, 2019 we submitted our application for General Plan Amendment. Working with Staff through comments, we successfully worked out any major issues with Planning, Public Works, Building and Fire. Concurrently, we have been working with BCDC, and we have their Staff's conceptual support. We have also completed many studies on site including preliminary environmental, geotechnical, and traffic analysis among others. If approved to move forward, we could move quickly!

The City hired an outside planning group to process our application, Urban Planning Group. If so desired, this outside contract for planning services could be extended. We would pay these fees to continue the progress and remove any fiscal impact to the City and supplement staff resources.

As you can see, we have an exciting proposal that is unique and meets the City's top goals. There is a great need for investment in ownership housing in Redwood City. We have made great progress, but are currently at an impasse. Like most real estate transactions, there is an expiration date to move our proposal forward, so we respectfully request your support and the City Council's approval of our Gatekeeper.

Thank you.

Sincerely,



Jeff Smith  
Senior Vice President  
Sares Regis Group



**Development Statement**

**60 Ownership Townhomes**

**Request for General Plan Amendment**

**505 E. Bayshore Road  
Redwood City, CA**

**Updated 08/16/19**

**Prepared for: The City of Redwood City  
Submitted by: Regis Homes Bay Area, LLC**



## 1. PROJECT SUMMARY

Regis Homes Bay Area, LLC (“RHBA” or “Developer”) is proposing the exciting redevelopment of the 2.54-acre site located at 505 E. Bayshore Road (APN Nos. 052-520-010) in Redwood City, CA. The new community is envisioned to consist of 60 ownership townhomes, including 9 townhomes (16%) to be sold at Moderate Below Market levels, increasing the stock of attainable family housing in Redwood City. Additionally, development of this underutilized site as ownership housing is an appropriate gateway to the emerging Bair Island neighborhood. The existing metal scrapyards are an eyesore to the community as well as a nuisance for garbage, dust, and other activities.

### MAJOR PROJECT BENEFITS INCLUDE:

- Major investment and redevelopment of underutilized property as ownership housing
- New public access to Bayfront, including connection to neighboring development
- Nine (9) new affordable family homes, available for purchase
- Complete street along frontage on Bayshore Road
- Helps Redwood City meet its housing goals for multiple for-sale household types
- Beautifies gateway to Bair Island neighborhood
- Aligned with General Plan intent for Mixed-Use Waterfront neighborhood
- Enhances community sustainability/energy efficiency
- Pedestrian and bicycle-oriented design, with easy access to downtown Redwood City
- Raises the elevation of the site to address future flood and sea level rise



### Existing Use

The property currently is home to the Alan Steel & Supply company and comprises several aging and unattractive corrugated metal warehouse buildings as well as several outdoor storage facilities. The remainder of the site is a vacant dirt lot with few trees and no notable landscape features. The property's frontage facing the bay is lined with a dilapidated chain link fence. The streetscape along Bayshore Road lacks a true pedestrian experience with no sidewalk, street trees, or landscape beds.

### Surrounding Uses

The project is located right at the gateway to the Bair Island area of Redwood City at the transition of Whipple Ave into Bayshore Road on the East side of Highway 101. The property is adjacent to the San Francisco Bay, bordering an existing ditch that runs along the BCDC Bay Trail and PG&E's property. The property is also adjacent to the Toyota 101 Dealership and the former Century Park 12 movie theater (now a proposed mixed-use "Syufy" development site).

New homeowners will have direct access to the Bay Trail system as well as the Highway 101 on-ramps.

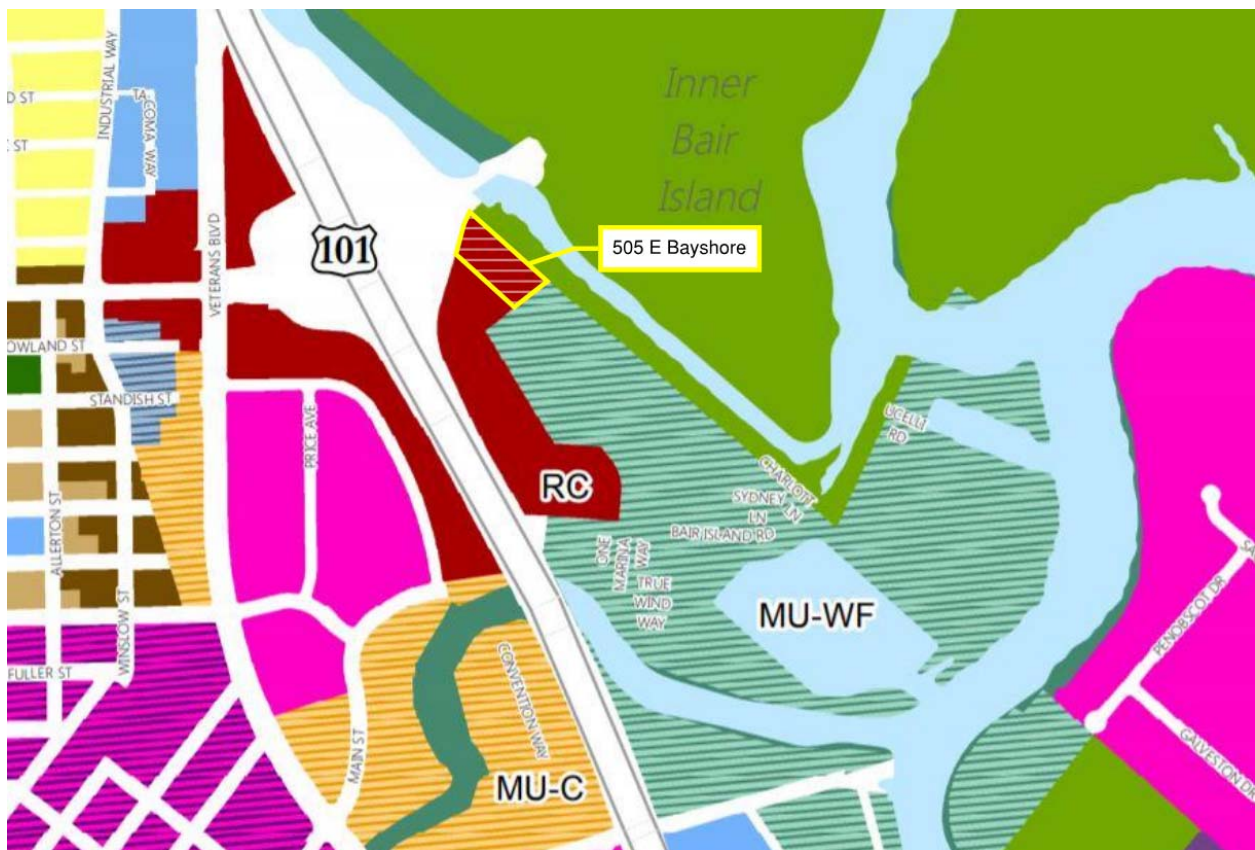
### Existing Property Aerial



## Land Use Designations

The property is currently zoned CG General Commercial. In the 2010 General Plan the property remained designated as General Commercial but the surrounding neighborhood was incorporated into a new Mixed-Use Waterfront designation. The Waterfront Neighborhood category is intended to encourage new high-density residential development (up to 40 DU/Acre) with an emphasis on connection to the bay frontage, supported by commercial businesses where appropriate.

The proposed Project includes a total of 60 residential ownership homes on the 2.54 acre site, which is 23.6 DU/Acre. The 505 E Bayshore site is a logical extension of the designated Waterfront Neighborhood along the bay front.



RHBA is working with City on Entitlements including a General Plan Amendment; Re-zoning; Conceptual Plan & Development Plan Review; Grading Plan; Tree Removal Permit; Design Review; and Vesting Tentative Map approval. A future step will be for the City to initiate a CEQA Initial Study.



**General Plan Amendment Request:**

- The current GP land use is Commercial Regional, which does not permit residential development. Developer requests a General Plan Amendment to Mixed Use – Water Front (MU-WF) land use.
  - o Allows up to 40 units per acre
  - o Does not limit building height
  - o Site is adjacent to a large MU-WF area
    - Helpful for neighborhood compatibility
  - o Requires public access adjacent to waterfront

**Rezoning Request:**

- The current GP zoning is General Commercial, which does not permit residential development. Developer requests Rezoning to add a Residential Combining District to the existing CG Zoning (CG-R).
  - o Requires compliance with R-5 development standards for residential development
  - o Allows for both residential and commercial development
  - o Allows up to 40 units per acre
  - o Limits building height to 75'
  - o Current site plan complies with R-5 zoning setbacks
  - o There is a significant CG-R parcel located near to the site (within the MU-WF GP area)
    - Helpful for neighborhood compatibility

**Proposed Development**

As shown in more detail in the planning submittal, dated 6/14/19, Developer proposes to develop a high quality and sustainable for-sale residential community, consisting of the following components (referred to hereafter as the “Development”):

- 60 high-quality for-sale residential homes, consisting of two, three, and four-bedroom townhome units, ranging from between 1,250 square feet (“sf”) to 1,900 sf of livable space. Each home includes, at minimum, a 2-car garage.
- Per Redwood City’s Inclusionary Ordinance, 9 of the homes (16%) will be sold at Below Market Rate – to those eligible at the Moderate income levels.
- The residential buildings consist of three and four stories of wood-framed structure on top of an at-grade concrete foundation. The architecture will be

contemporary in style and includes porches and stoops as well as roof decks on a number of floor plans.

- Rather than having one very long, continuous townhome building, the units facing the bay front are divided into three buildings and are angled to break up this longest property edge. The other five buildings are located on individual drive aisles oriented perpendicular to the bayfront buildings.
- The interior vehicle and pedestrian “lanes” include decorative pervious pavers that are attractive and aid stormwater treatment. Pedestrian access is provided within the community, leading to the Bayfront trail and to Bayshore Road.
- The new community provides a protective wall with pedestrian pathway adjacent to the bay drainage channel on the north side of the property.
- The new community includes a private amenity area for residents at the east end of the site. This area also includes a BBQ, fire feature and tables with seating.
- The development will include new onsite and street trees, a significant increase over the very limited existing trees on site.
- New curb, gutter and driveways will be installed along the property’s frontage on Bayshore Road, including new street trees and landscape planters.

### Use of State Density Bonus - 65915

As noted, the Development proposes to make 16% of the homes available for eligible moderate-income households in a common interest setting. This qualifies the Development for various provisions for Parking, Waiver of Development Standards, and Concessions/Incentives under State and Local Density Bonus Law. The assumed base density of the project is 22DUA = 55 Units. By providing 9 Moderate affordable for-sale units (16%), the project is subject to a density bonus of 11% (6 Units). This moves the available unit count to 61 (55 + 6).

Parking: The Development proposes to use the parking standards set forth in the State Density Bonus Law. The development proposes 132 spaces, meeting the requirement.

<b>Table 1: Parking Analysis</b>			
<i><b>Number of units</b></i>	<i><b>Min. parking standard per 65915</b></i>	<i><b>Total Required Parking per unit type</b></i>	<i><b>Parking Provided</b></i>
10ea 2-bedroom	2.0 spaces per home	20	20
26ea 3-bedroom	2.0 space per home	52	6
24ea 4-bedroom	2.5 spaces per home	60	48
Guest Parking	NA	0	12
		<b>132 Required Total parking spaces</b>	<b>132 Total parking spaces provided</b>

Waiver of Development Standards: In accordance with Government Section 65915(e), the development reserves waivers of development standards that, if they were applied to the development, would physically preclude the construction of the Development.

Incentives or Concessions: We retain our rights to use an incentive or concession based on 65915.

## 2. PROCESSING/ENTITLEMENTS

### Entitlement and Permits:

The anticipated approvals and permits would include the following:

1. Site Plan and Architectural Review;
2. Site Development Permit;
3. Vesting Tentative Map;
4. Demolition and Grading Plan;
5. Tree Removal Plan;
6. CEQA Clearance;
7. Encroachment Permit(s);
8. Building Permit(s)

### Environmental Review (CEQA)

Given the early stage of the development request, we recommend preparing an Initial Study to evaluate the Development's impact on the environment.



### 3. THE DEVELOPER:

Regis Homes Bay Area (RHBA) is a local private real estate company and developer with an office in San Mateo, CA. The principals of the company have been developing and building residential communities of the highest quality in the Bay Area for over 30 years. Specializing in infill development of all product types, RHBA has a strong background in residential, multi-family and mixed-use projects. The firm currently has a pipeline of over 2,000 units in the Bay Area. RHBA and Sares Regis also manages properties for other property owners, totaling over 15,000 units in the western United States.

#### 4. KEY ASPECTS

The following list of aspects is included to outline the development's proposal in more detail, this is not intended as an exhaustive list.

##### SITE DEVELOPMENT PERMIT FOR TREE REMOVALS AND GRADING

The applicant will submit for a Site Development Permit; a Tree Removal Permit; and a Grading Permit.

##### BCDC REVIEW PROCESS

The applicant has met with BCDC to understand the process and timing for any approvals/permits required by BCDC related to the properties adjacency to the bay.

##### CLIMATE ACTION PLAN

The applicant will submit the a Climate Action Plan checklist to comply with the City's CAP.

##### CODE AND GENERAL PLAN COMPLIANCE

The project embodies many of the goals and policies in the General Plan, especially those related to the High-Density Multi-Family land use designation. The proposed project will meet all the development regulations for the R4 (High-Density Multiple-Family Dwellings) residential zone district in which it is located except, per 65915: for those development standards that will have the effect of physically precluding the construction of the development at the densities permitted.

##### ENVIRONMENTAL DESIGN FEATURES

The Project proposes the following elements are included in the Project:

- **NOISE/ACOUSTICS:** The Project proposes to shield any rooftop-mounted equipment by rooftop screens or perimeter parapet walls, noise control baffles, sound attenuators or enclosures as required. Furthermore, the project will conform with required noise reduction strategies during the construction phase of the project.
- **AIR QUALITY:** The Project proposes to 1) install air filtration systems of a minimum MERV 13 rating; and 2) use construction equipment with Tier 4 engines or other certified engines, or restricting idling time to two minutes on all construction equipment.

- **BIOLOGICAL RESOURCES:** The Project proposes compliance with Migratory Bird Treaty Act (MBTA) and the California Fish & Game Code regarding reduction or avoidance of impacts to nesting raptors, other migratory birds, and their nests by conducting pre-construction site surveys during the breeding season and, if detected, establishing suitable construction-free buffers around all active nests.
- **HAZARDS & HAZARDOUS MATERIALS:** The Project proposes that prior to construction activities, sampling the soils to determine the presence of lead or other contaminants to determine whether any special handling or disposal is required. Oversight shall be either 1) the California Department of Toxic Substances Control, 2) the California Regional Water Quality Control Board, or 3) the County of San Mateo Local Oversight Program. In the event that impacted soils are present, a Soil Management Plan shall be developed for use by the City of Redwood City prior to construction activities. Each contractor working at the site shall prepare a Health & Safety Plan that addresses protection of its employees. Contaminated soils shall be disposed of at a licensed facility in accordance with governing regulations.
- **HISTORICAL/CULTURAL RESOURCES:** The project proposes that the site be evaluated for historical resources by a qualified firm
- **TRAFFIC:** The project proposes that the site be studied by a professional traffic engineering firm. Preparation of a trip generation analysis can describe the number of net new trips associated with the project.
- **GEOTECH:** The project proposes the subsurface conditions be evaluated by a licensed geotechnical engineer to ensure there is sufficient loading capacity for the project.
- **ARBORIST:** The project proposes that a licensed arborist evaluate the current trees onsite, identify the species and evaluate the health and structure of the trees and prepare an Arborist Report. As noted in this document the project proposes a substantial increase in the number of trees on the property.

#### SITE PLAN AND ARCHITECTURE

The Project proposes that:

- The structures, site plan, and landscaping are in scale and within the character of the neighborhood in that the project embodies many of the Multi-Family Design Guidelines that includes visible, distinctive and unique front entries with porches and columns, low fences, and windows to improve the connection of the units to the street, and with new landscaping to enhance the development and neighborhood;

- The development will not be detrimental to the harmonious and orderly growth of the City in that it provides needed in-fill housing on an under-developed parcel;
- The development will not impair the desirability of investment or occupation in the vicinity, and the garages are hidden from view from the street. The three-story building masses are consistent with the adjacent multi-family residential structures and the third floor of the buildings at the side are pushed back to minimize visual intrusion into the adjacent single-family properties;
- The development will meet all applicable standards as adopted by the Planning Commission and City Council, conforms with the General Plan (upon GPA), and will correct any violations of the zoning ordinance, building code, or other municipal codes that exist on the site, meets the development standards of the R4 Zoning District with respect to density, building height, floor area, landscaping and open space, and complies with the City's Multi-Family Design Guidelines and the recommendations of the City's Design review architectural consultant (except as outlined in the section on State Density Bonus and Development Standard Waivers);
- The development will not adversely affect matters regarding police protection, crime prevention, and security in that it will be constructed in accordance with the City's Security Ordinance.

#### RECYCLING

Each residence will maintain trash/recycling containers, and the project will implement Green Building techniques as indicated on the project's Climate Action Plan Checklist. The Project will pay their proportionate share of the costs for planned on- and off-site roadway improvements and utilize a Transportation Fee Ordinance to finance necessary off-site improvements equitably.

#### HOUSING ELEMENT

The project contributes 60 housing units toward the housing demand and, of those, nine (9) units of moderate-income housing.

#### DEMOLITION & DISPOSAL

The project shall implement measures required by the City and County to reduce hazardous materials impacts related to asbestos-containing building materials and lead-based paint.

#### CALGREEN

The building shall be designed to include the green building measures specified as mandatory in the application checklists contained in the California Green Building Standards Code.



### FLOOD HAZARD AREA

The majority of the existing site is located within FEMA Flood Hazard Zone AE (elevation 10). In order to remove the property from the Flood Hazard Zone and meet other local (City and BCDC) criteria, the finished floors of the structures would likely be set at a similar elevation to the proposed project nearby at the elevation of 13.0. At 3 feet above the Base Flood Elevation (BFE), the site elevations will accommodate Sea Level Rise and provide freeboard above the BFE. In addition, the resilient design allows for a wall along the bay side of the property to account for future potential wave run-up and BFE changes. Raising the site to an average of 13.0 will require fill depths of 3 to 4 feet in some areas.

Even after raising the grade, the property would still be listed as Flood Hazard Zone A until a Letter of Map Revision (LOMR) is issued by FEMA. The FEMA process has two steps, 1) Conditional Letter of Map Revision (CLOMR) and 2) LOMR.

An applicant will follow the process and requirements of FEMA, working with the City Flood Administrator for final LOMR of the property.

### TREE PROTECTION

A Tree Protection Plan will be developed by a certified arborist outlining specific procedures to ensure that any required City-protected trees adequately are protected during development activities.

### SITE DEVELOPMENT PERMIT FOR REMOVAL OF TREES AND TREE REPLACEMENT/IN LIEU FEES

The Project will obtain a Site Development Permit from the Planning Division for removal of existing trees with a diameter of 6 inches or larger, prior to the issuance of a Site Development Permit or demolition building permit, whichever is issued first. The Project will plant trees on the project site equivalent to the Landscape Unit (LU) value of trees to be removed or pay a fee in lieu of planting trees at the rate established in the annual Comprehensive Fee Schedule.

### SIGNAGE

All on-site signage will be approved by a separate permit that is issued through the Building Division. All signs shall conform to the standards delineated in the Sign Code.

### LANDSCAPE SOIL TESTING

The Project will provide a soils report prepared by a Soil Testing Laboratory. The report must analyze the existing soil and recommend any corrective action or soil amendment necessary to make the soil suitable to support the proposed plantings. Any proposed corrective action or soil amendments shall be incorporated into the landscape plans.

#### VECTOR CONTROL PLAN

Prior to the issuance of a Site Development Permit or demolition building permit, whichever is issued first, the applicant shall provide a plan for the control and removal of rodents and other pests to prevent infestation of adjacent land uses and surrounding neighborhoods. This plan shall include pest control measures required during all phases of construction, and for a period of six months after the completion of construction. The applicant shall be required to conform to the plan, which is subject to review and approval by the Zoning Administrator.

#### SCREENING OF ROOFTOP MECHANICAL EQUIPMENT

All rooftop mechanical equipment will be screened by a solid enclosure or parapet wall, in conformance with the approved planning application. Rooftop screening shall be constructed with the same building materials as the building exterior, or other compatible materials as approved by the Chief of Planning and/or Zoning Administrator.

#### EXTERIOR SITE LIGHTING STANDARDS

The Project will submit a photometric plan in compliance with the Building Security Code "Exterior Security Lighting".

#### STORMWATER POLLUTION PREVENTION PERMIT

The Project will obtain a Stormwater Pollution Prevention (STOPPP) Construction permit, paying the required fees and posting the required cash deposit, for all work associated with the stormwater pollution prevention program.

#### SIDEWALKS

The Project will install new sidewalks per City standards as required along the Bayshore frontage and throughout the site.

#### CURB AND GUTTERS

The Project will install new curb & gutter per City standards as required along the Bayshore frontage.

#### DRIVEWAY APPROACH

The Project will install one (1) City Standard Commercial driveway approaches as shown on the proposed plans. The new commercial driveway approach shall be constructed per City Standards.

### UNDERGROUND UTILITIES

The Project will install all new, and upgraded, utility services, including telephone, electric power, and other communications lines underground to the buildings in accordance with the City of Redwood City requirements.

### GARBAGE/RECYCLE/COMPOSTING STORAGE AND SERVICE

The Project will provide an adequate area for the purposes of storing garbage, recycling, composting collection containers for scheduled servicing by the franchise solid waste collection service. A letter shall be provided from the City's franchise solid waste collection service provider stating that service is available for the project and approving pick-up for the project.

### AIR FILTRATION SYSTEMS

The Project will install air filtration systems rated at a minimum efficiency rating value ("MERV") of 13 or higher in residential units prior to occupancy. The Project will submit a plan for maintenance of these units in accordance with the manufacturer's recommendations to the City of Redwood City prior to the approval of the building permits, and the maintenance plan shall be incorporated into the project's CC&Rs.

### SEISMIC IMPACT REDUCTION

In accordance with General Plan and the City's Municipal Code, Site Development Code, the following standard measure will reduce potential seismic impacts to the project site to a less than significant level.

Prior to issuance of building permits, a design-level geotechnical/engineering study will be prepared by a geotechnical/soils engineer which shall include at a minimum, historical data (such as from original subdivision records) and conclusions/recommendations based upon an adequate number of soil borings driven to adequate depth, for foundation footings, retaining walls, provisions for differential settlement, and for grading procedures and designs for interim and final soil stabilization devices and measures. The design-level geotechnical study will be subject to the review and approval of the City Engineer and Building Official.

### CONSTRUCTION/POST-CONSTRUCTION STORMWATER

The Project will comply with all measures, based on RWQCB.

### CONSTRUCTION NOISE REDUCTION

In accordance with the Acoustic Study, the project will comply with the required noise reduction measures during the construction of the project. Some of these may include:

- Construction, alteration, repair or land development activities which are authorized by a valid city permit shall be allowed on weekdays between the hours of 7:00 a.m. and 7:00

p.m., on Saturdays between the hours of 9:00 a.m. and 5:00 p.m., and on Sundays and holidays between the hours of Noon and 4:00 p.m., or at such other hours as may be authorized or restricted by the permit, if they meet at least one of the following noise limitations:

- Noise from individual pieces of construction equipment shall comply with the limits set forth in the Municipal Code.
- Equip all internal combustion engine driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Unnecessary idling of internal combustion engines should be strictly prohibited.
- Located stationary noise-generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors. Construct temporary noise barriers to screen stationary noise-generating equipment when located near adjoining sensitive land uses. Temporary noise barriers could reduce construction noise levels by 5 dBA.
- Utilize “quiet” air compressors and other stationary noise sources where technology exists.
- Route all construction traffic to and from the project site via designated truck routes where possible. Prohibit construction related heavy truck traffic in residential areas where feasible.
- Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site.
- The contractor shall prepare and submit to the City for approval a detailed construction plan identifying the schedule for major noise-generating construction activities.
- Designate a "disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.

#### CONSTRUCTION DUST REDUCTION

The Project would implement measures recommended by BAAQMD for all new construction projects and listed below would reduce the air quality and fugitive dust-related impacts associated with grading and new construction to a less than significant level. The contractor shall implement the following Best Management Practices that are required of all projects:



- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 mph.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible and feasible. Building pads shall be laid as soon as possible and feasible, as well, after grading unless seeding or soil binders are used.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

#### CONSTRUCTION GREENHOUSE GAS REDUCTIONS

The contractor will implement the following Best Management Practices recommended by BAAQMD:

- Use alternative-fueled (i.e., biodiesel, electric) construction vehicles and equipment to the extent it is economically feasible.
- Use local construction materials (within 100 miles) to extent it is economically feasible.
- Recycle to the extent possible.

#### INTERIOR NOISE REDUCTION

The Project will provide an acoustic report and analysis and implement measures in construction of the project to comply with the City of Redwood City's Noise goals including that the interior units maintain noise levels at or below 45 dBA Ldn. A copy of the acoustical analysis shall be submitted as a part of the building permit. The Project will submit a letter prepared by the person/firm who prepared the acoustical analysis, verifying that all the recommendations contained within have been incorporated to the construction of the project. Many of the typical construction techniques to address noise issues may include: i) building sound insulation, ii) use of mechanical ventilation so that windows can kept closed at occupant's discretion to control noise; and iii) sound rated doors and windows as required.

#### DEVELOPMENT IMPACT FEES

The Project will pay all required Development Impact Fees as outlined by the City of Redwood City at the time of the deemed complete Planning Application including the utility connection fees.,

#### STORM WATER MANAGEMENT FACILITIES MAINTENANCE AGREEMENT

The Project will include a maintenance agreement with the City's Director of Public Works as required by the City of Redwood City. The agreement shall outline the operation and maintenance (O&M) plan for the permanent storm water treatment facilities. This agreement shall be executed prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first.

#### RESTORATION OF ROADWAYS

The Project will slurry seal asphalt on Bayshore Road fronting the property, as required by the City's ordinance and as related to improvement work and utility trenching for this Project's construction.

#### CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R's)

The Project will obtain the City Attorney's approval of the Conditions, Covenants, and Restrictions governing the subdivision for consistency with these Conditions of Approval prior to recordation of final map.

#### SUBDIVISION IMPROVEMENT AGREEMENT

The project proposed to have the final project map approved prior to the completion of the project's public improvements, thus the project proposes to enter into a subdivision improvement agreement with the City of Redwood City and shall arrange to provide security for the remaining public improvements to be completed. The agreement will be forwarded to the City Council for approval with final map.

## DEDICATIONS

The Project shall dedicate PUEs and EVAEs to the City as approved by the City.

## BUILDING CONSTRUCTION ACTIVITIES

The following provision to control traffic congestion, noise, and dust shall be followed during site excavation, grading and construction:

Work hours regulated by the City of Redwood City shall only be permitted between the hours of 7:00 a.m. and 7:00 p.m. on Monday through Friday, between 9:00 a.m. and 5:00 p.m. on Saturday, and between 12:00 noon and 4:00 p.m. on Sundays and holidays. These hours do not apply to construction work that takes place inside a completely enclosed building and does not exceed the exterior ambient noise level as measured 10 feet from the exterior property lines.

The allowed hours of Building construction activities may be waived or modified through an exemption from the hours of work if approved by the Building Official.

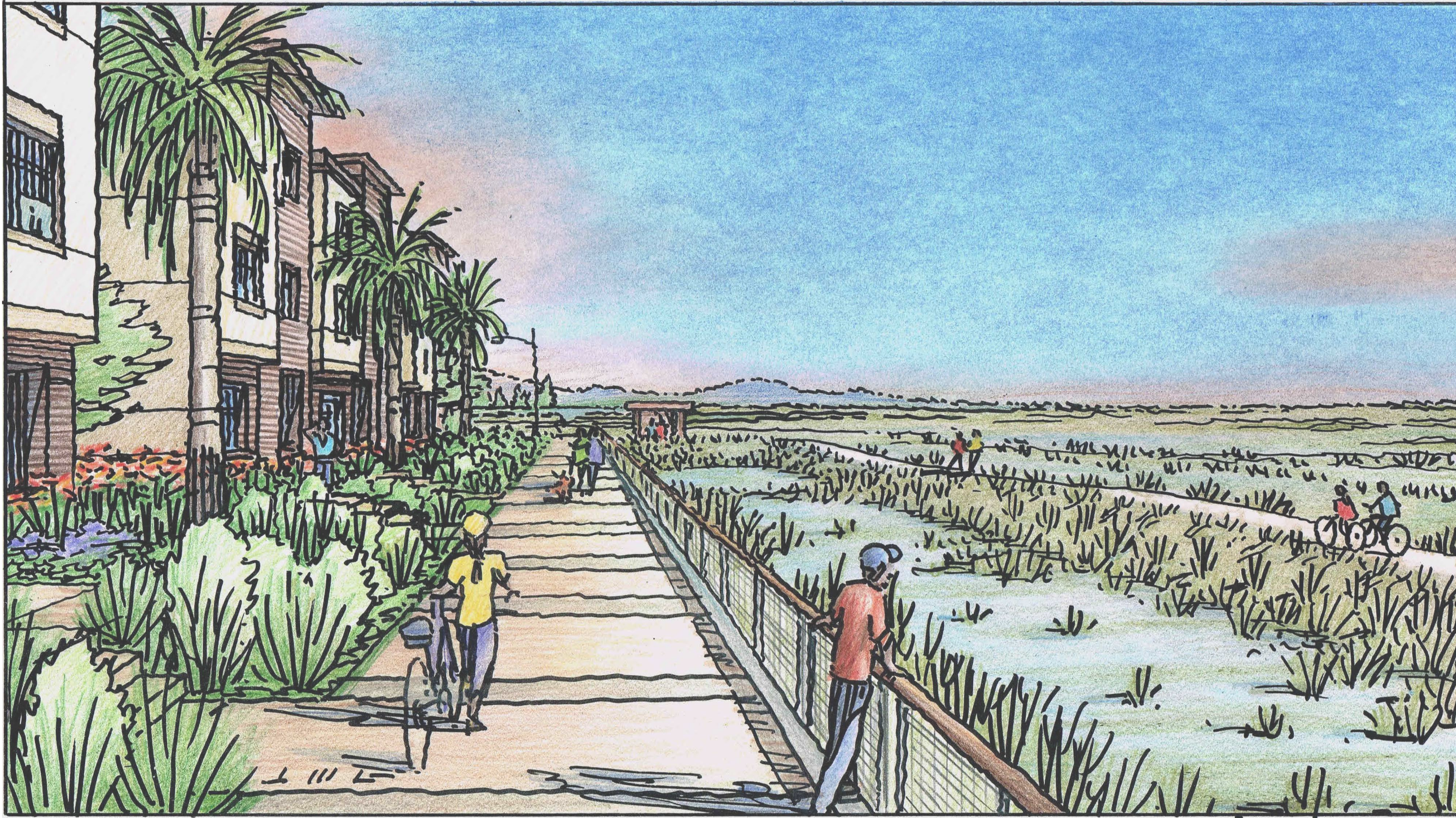
## MATERIAL HAULING AND CONSTRUCTION WORKER PARKING

For material delivery vehicles equal to, or larger than two-axle, six-tire single unit truck (SU) size or larger as defined by FHWA Standards, the applicant shall submit a truck hauling route that conforms to the City of Redwood City's requirements and the approval of the City Engineer. The haul route for this project will be submitted to the City for approval prior to the Grading Permit.



# 505 E. Bayshore Road

## PRELIMINARY APPLICATION PACKAGE



### SHEET INDEX:

#### ARCHITECTURAL DRAWINGS

T-1 Title Sheet  
A-1 Site Plan Context  
A-2 Site Aerial Photo  
A-3 Conceptual Site Plan  
A-4 Reference Floorplans  
A-5 Reference Floorplans  
A-6 Architectural Reference Images

A-7 Aerial Perspective  
A-8 Section: A - A  
A-9 Shoreline Trail Rendering

#### LANDSCAPE DRAWINGS

L1.01 Schematic Landscape Plan  
L2.01 Schematic Landscape Section and Imagery

#### CIVIL DRAWINGS

C0.1 Boundary & Topographic Survey  
C0.2 Boundary & Topographic Survey  
C0.3 Boundary & Topographic Survey  
C0.4 Boundary & Topographic Survey  
C0.5 Boundary & Topographic Survey  
C0.6 Boundary & Topographic Survey  
C1.0 Improvement Plan  
C2.0 Stormwater Management Plan

### PROJECT TEAM:

#### Owner:

**Regis Home Bay Area**  
901 Mariners Island Boulevard  
Suite 700  
San Mateo, CA 94404  
Contact : Jeff Smith  
650.377.5810

#### Architect:

**DAHLIN Architecture I Planning**  
5865 Owens Drive  
Pleasanton, CA 94588  
Contact : Padru Kang  
925.251.7200

#### Landscape Architect:

**The Guzzardo Partnership INC.**  
181 Greenwich St  
San Francisco, CA 94111  
Contact : Nicholas Samuelson  
415.433.4672 x24

#### Civil Engineer:

**BKF Engineers**  
255 Shoreline Drive  
Suite 200  
Redwood City, CA 94065  
Contact : Jason Mansfield  
650.482.6422

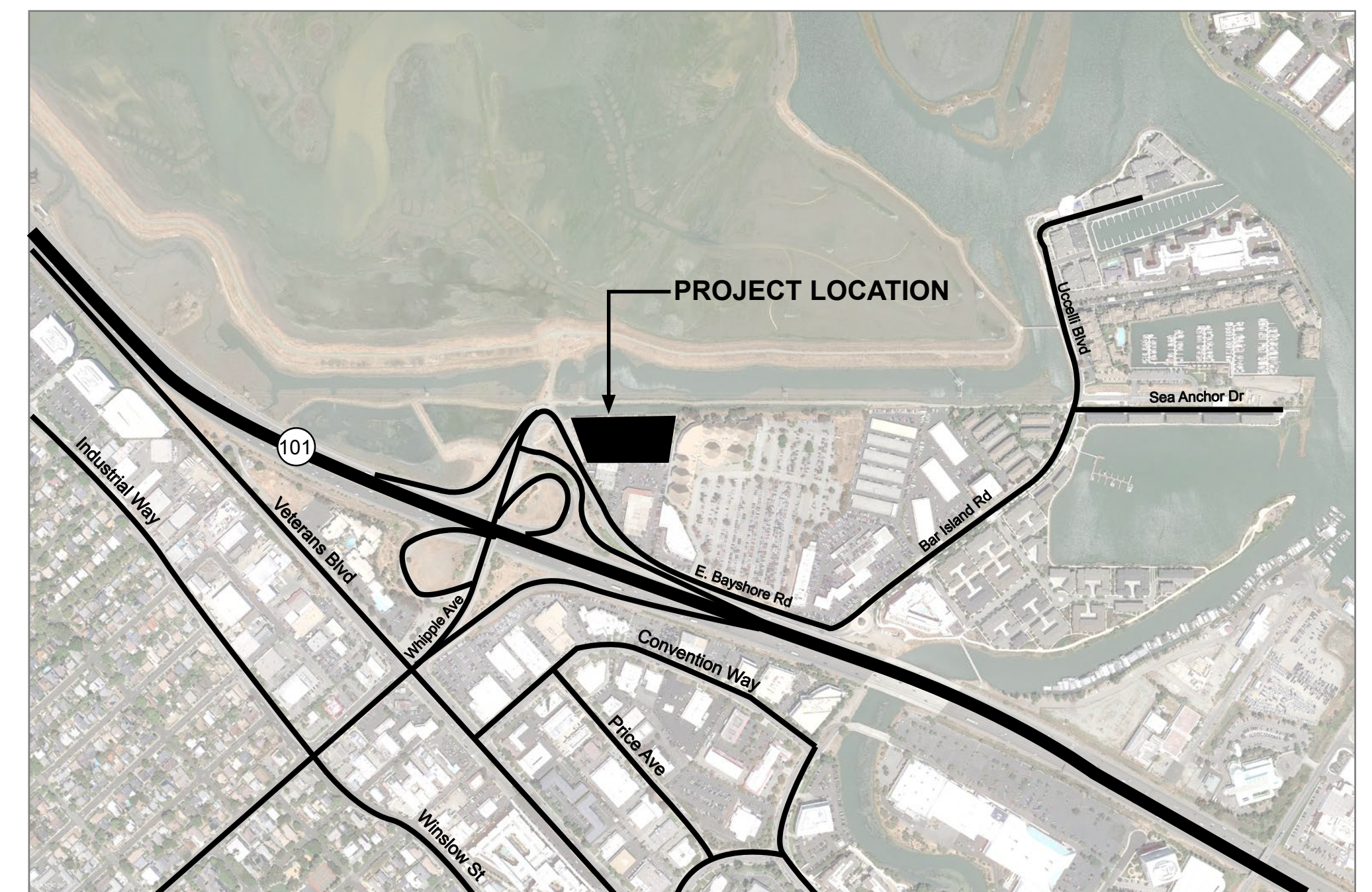
### PROJECT DATA:

GP Designation: Commercial Regional  
Zoning Designation: General Commercial  
Site area: +/- 2.54 ac  
Unit count: 60 du  
Density: +/- 23.6 du/ac  
**Setbacks:**  
*Front - 15' min*  
*Sides - 15' min*  
*Rear - 20' min*

Parking required: 132 spaces  
Parking Provided: 132 spaces  
*Standard garage spaces - 68*  
*Tandem garage spaces - 52*  
*Guest spaces - 12*  
*On-street parallel spaces - 6*  
*Bicycle Parking Provided: 15 On Site*  
*Bicycle Parking In Garage: 120 (2 / Garage)*

### ARCHITECTURAL SUMMARY:

Unit A - Interlock - 3 Bedroom - 1,800 sf  
10 units w/Roof Deck  
Unit B - Interlock - 2 Bedroom - 1,250 sf  
10 units w/Roof Deck  
Unit C - 16' x 40' - 3 Bedroom - 1,300 sf  
16 units  
Unit D - 24' x 25' - 4 Bedroom - 1,900 sf  
24 units  
Total - 60 units



VICINITY MAP (N.T.S)

# 505 E. BAYSHORE ROAD

REDWOOD CITY, CALIFORNIA

MARCH 2020

SHEET T-1

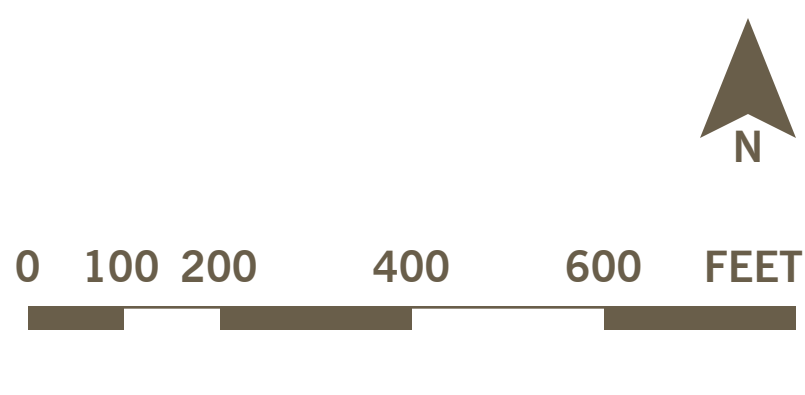


PROJECT NO. 446.016

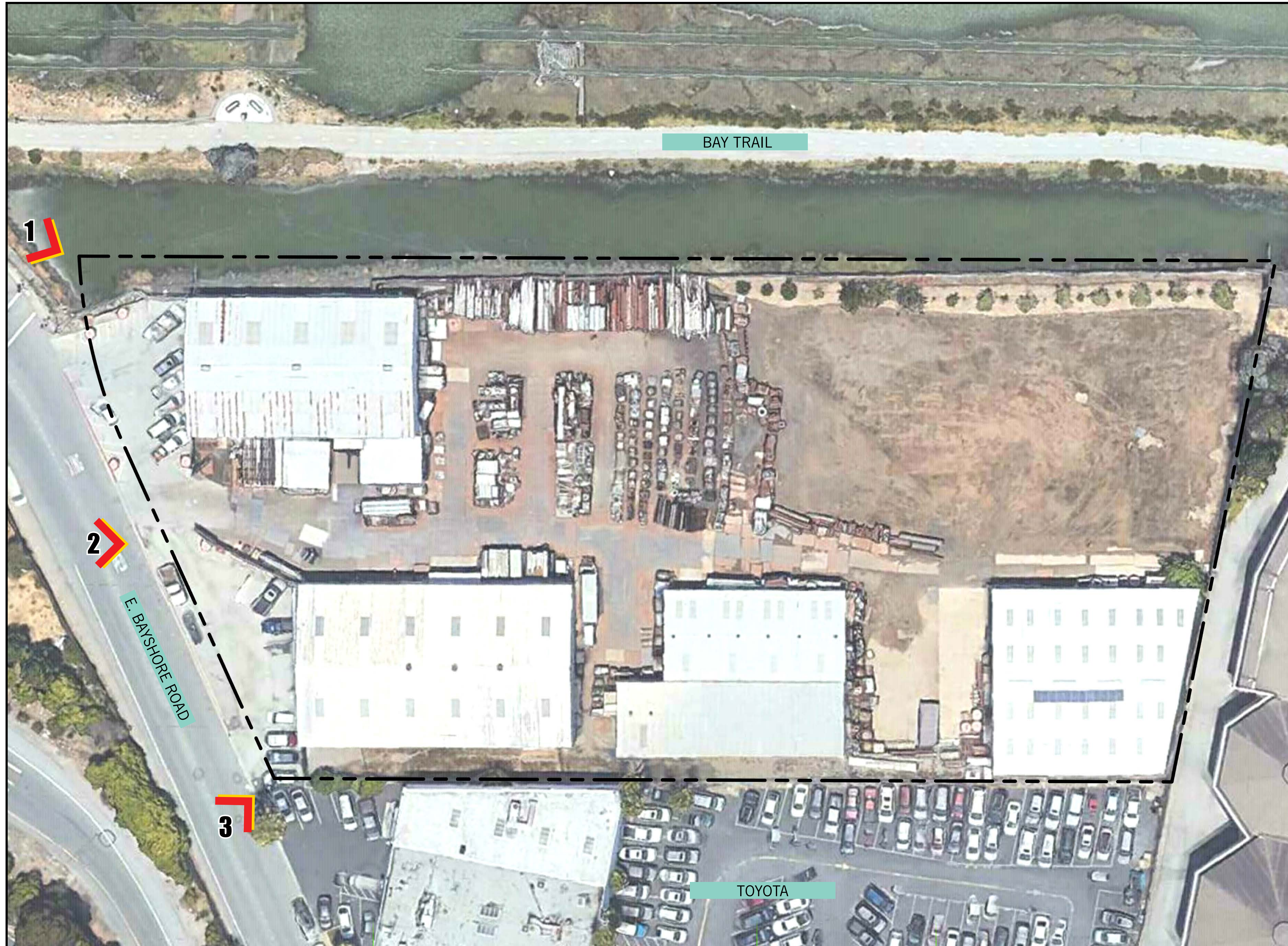




# 505 E. BAYSHORE ROAD - SITE PLAN CONTEXT IN REDWOOD CITY, CA







# 505 E. BAYSHORE ROAD - EXISTING CONDITIONS

IN REDWOOD CITY, CA







**SITE PLAN SUMMARY:**

- Multi-family residential buildings
- Drive provides access to garages & guest parking
- Walkways connect common open space areas to residential entries
- All units will provide porch or deck spaces
- Site plan concept assumes that trash is stored in garages and staged in drive aprons for pick up

**PROJECT DATA:**

GP Designation: Commercial Regional  
Zoning Designation: General Commercial  
Site area: +/- 2.54 ac  
Unit count: 60 du  
Density: +/- 23.6 du/ac  
**Setbacks:**  
Front - 15' min  
Sides - 15' min  
Rear - 20' min  
  
Parking required: 132 spaces  
Parking Provided: 132 spaces  
Standard garage spaces - 68  
Tandem garage spaces - 52  
Guest spaces - 12  
On-street parallel spaces - 6  
Bicycle Parking Provided: 15 On Site  
Bicycle Parking In Garage: 120 (2 / Garage)

**ARCHITECTURAL SUMMARY:**

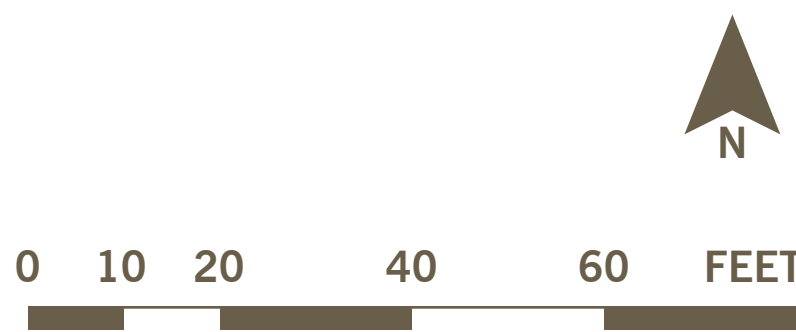
**Unit A** - Interlock - 3 Bedroom - 1,800 sf  
10 units w/Roof Deck  
**Unit B** - Interlock - 2 Bedroom - 1,250 sf  
10 units w/Roof Deck  
**Unit C** - 16' x 40' - 3 Bedroom - 1,300 sf  
16 units w/Roof Deck  
**Unit D** - 24' x 25' - 4 Bedroom - 1,900 sf  
24 units

**Total - 60 units**

**OPEN SPACE CALCULATIONS**

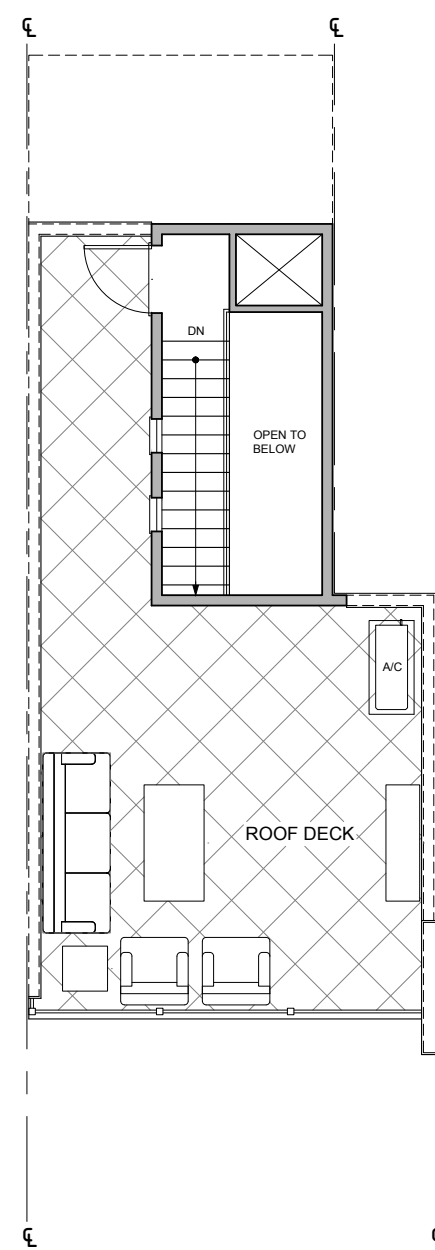
Total open space provided: 39,981  
Open Space: 22,702 sf  
Common Usable Open Space: 1,783 sf  
(min. 15' dimension, does not include front setback area)  
Private Open Space: 15,496 sf  
(min. 6' dimension, calculated as 2/3 common requirement:  $23,480 \times 2/3 = 15,496$  sf)

505 E. BAYSHORE ROAD - CONCEPTUAL SITE PLAN  
IN REDWOOD CITY, CA

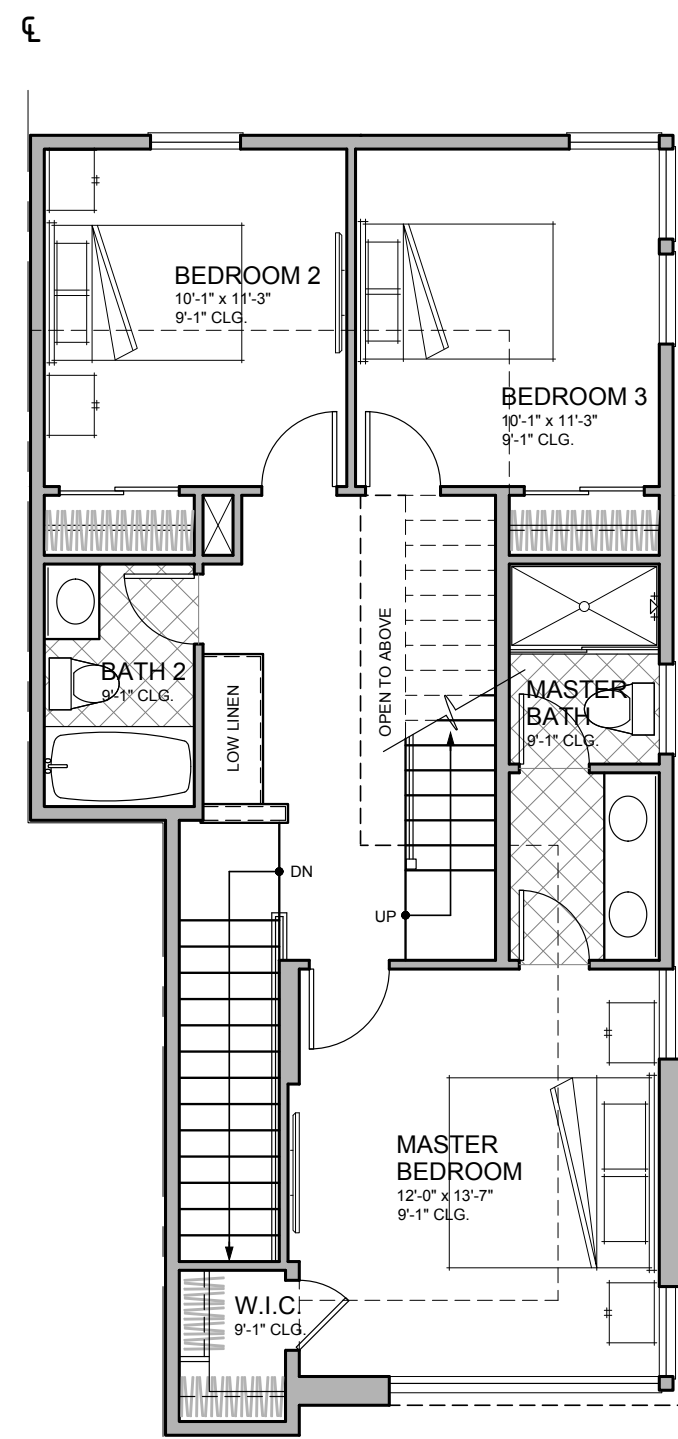




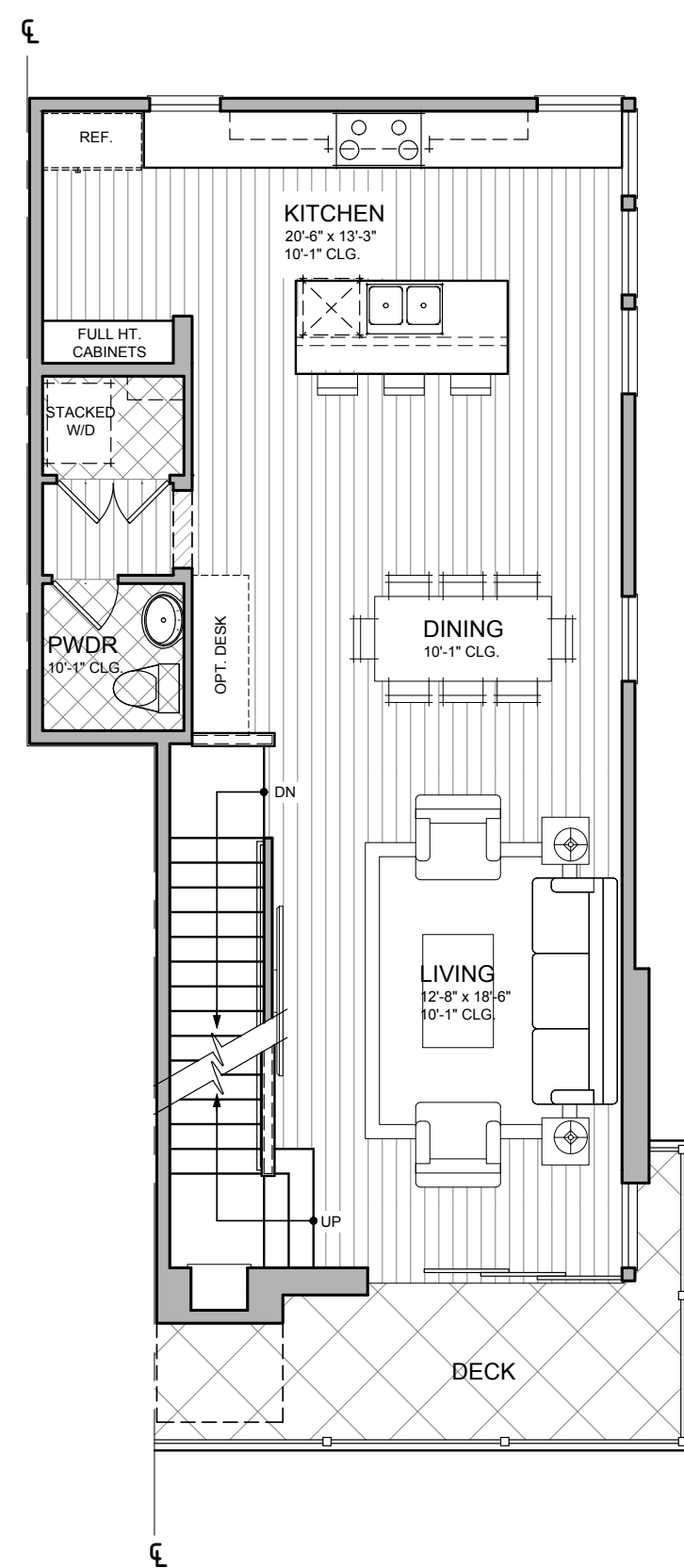
Roof



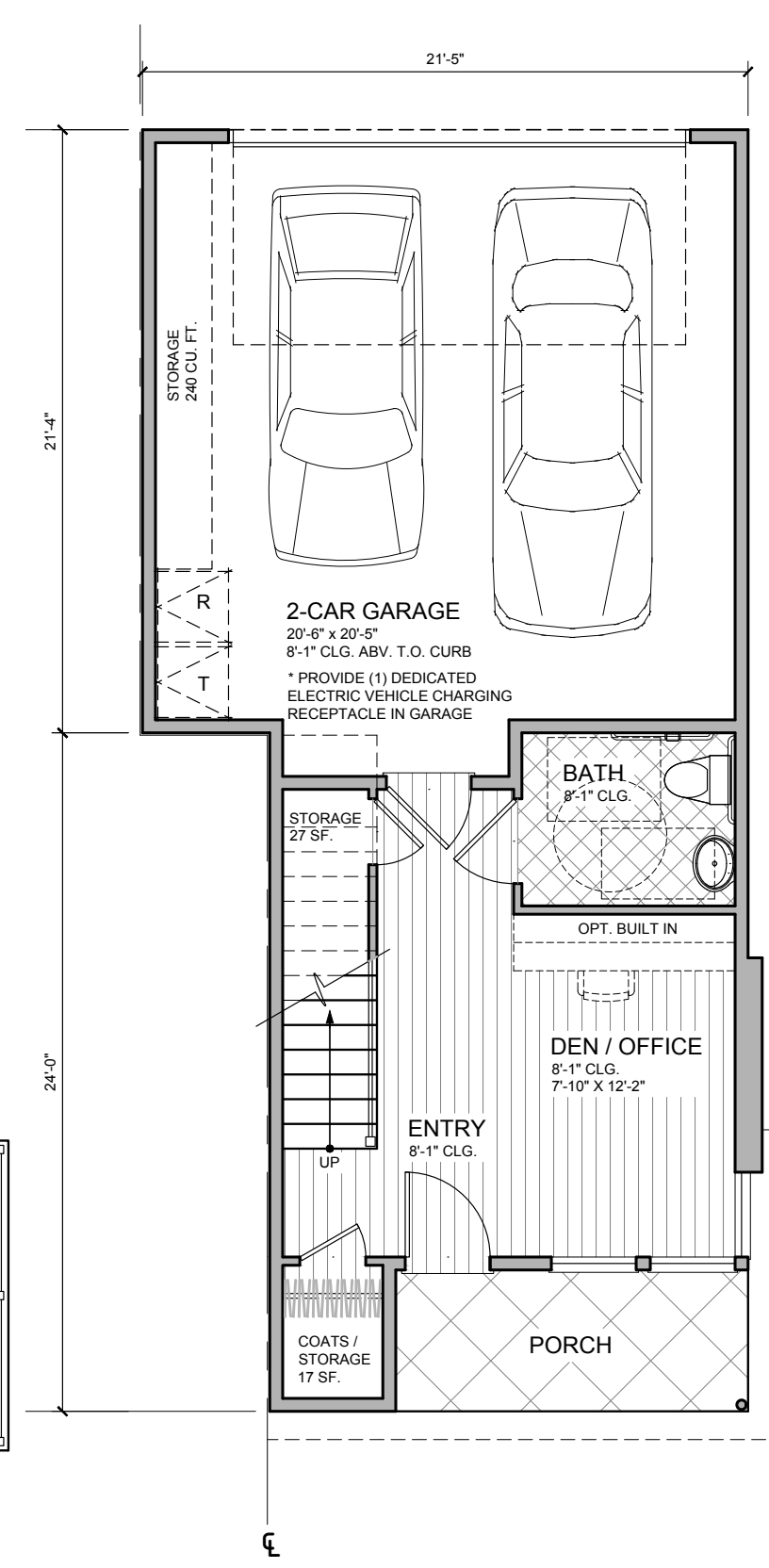
Floor 3



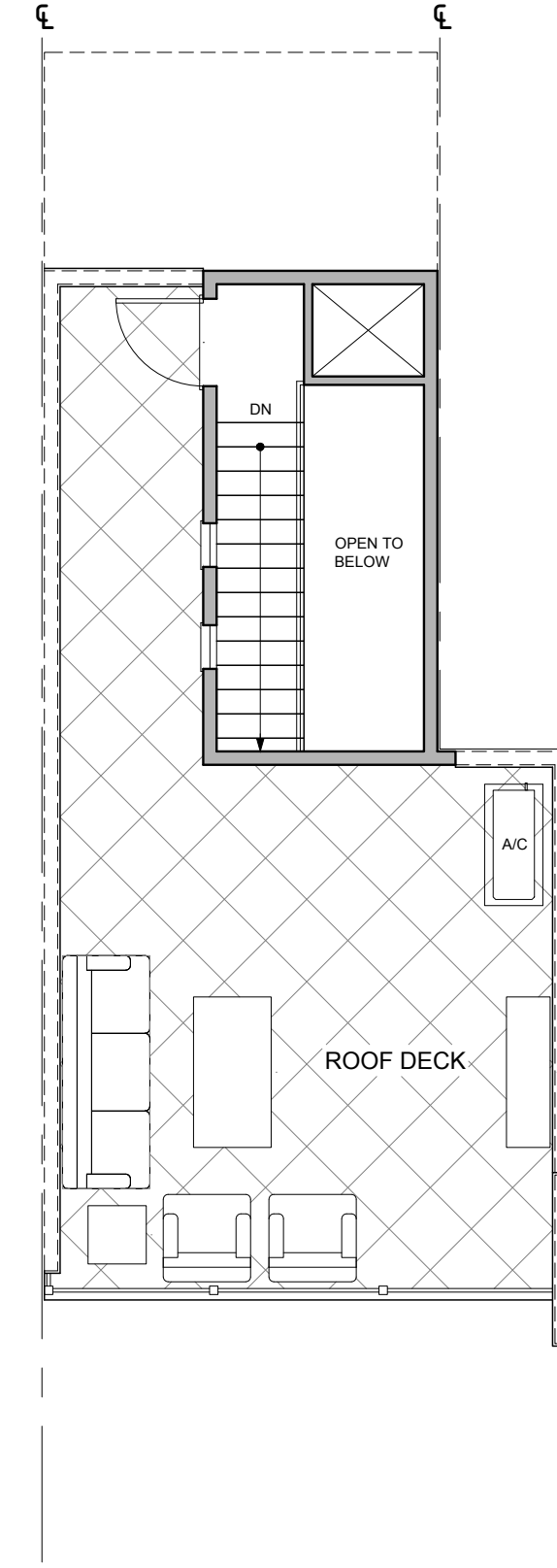
Floor 2



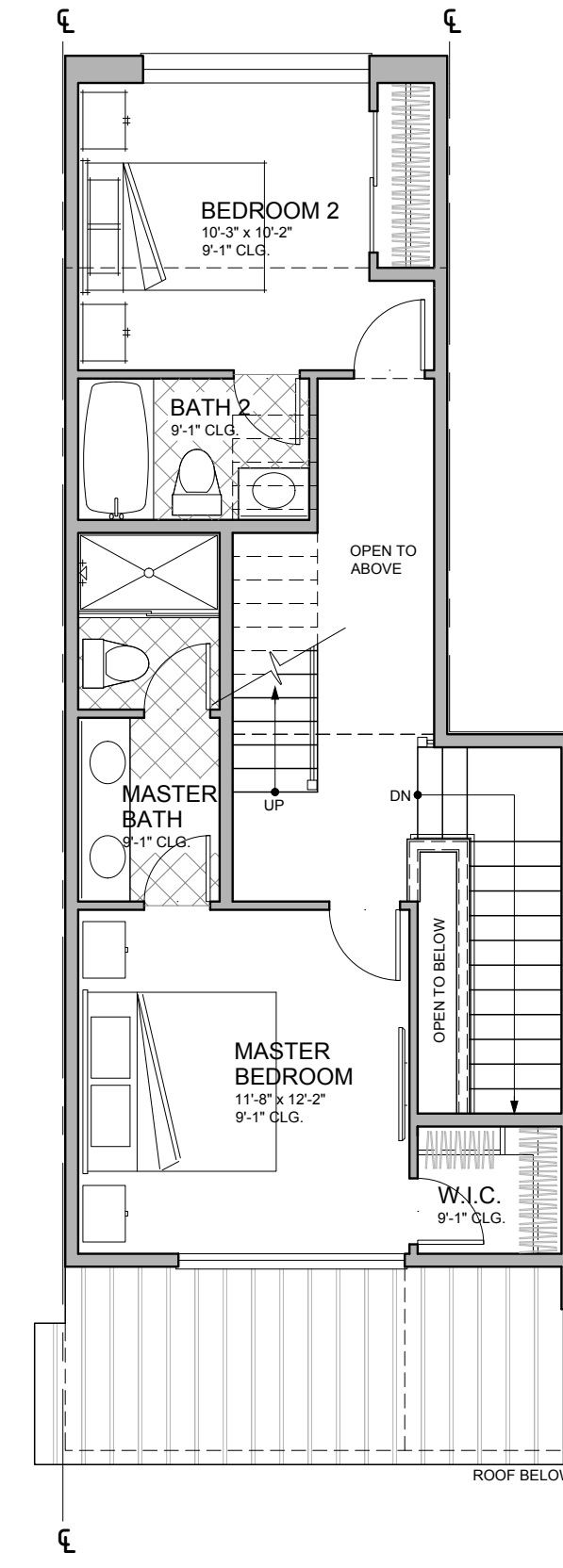
Floor 1



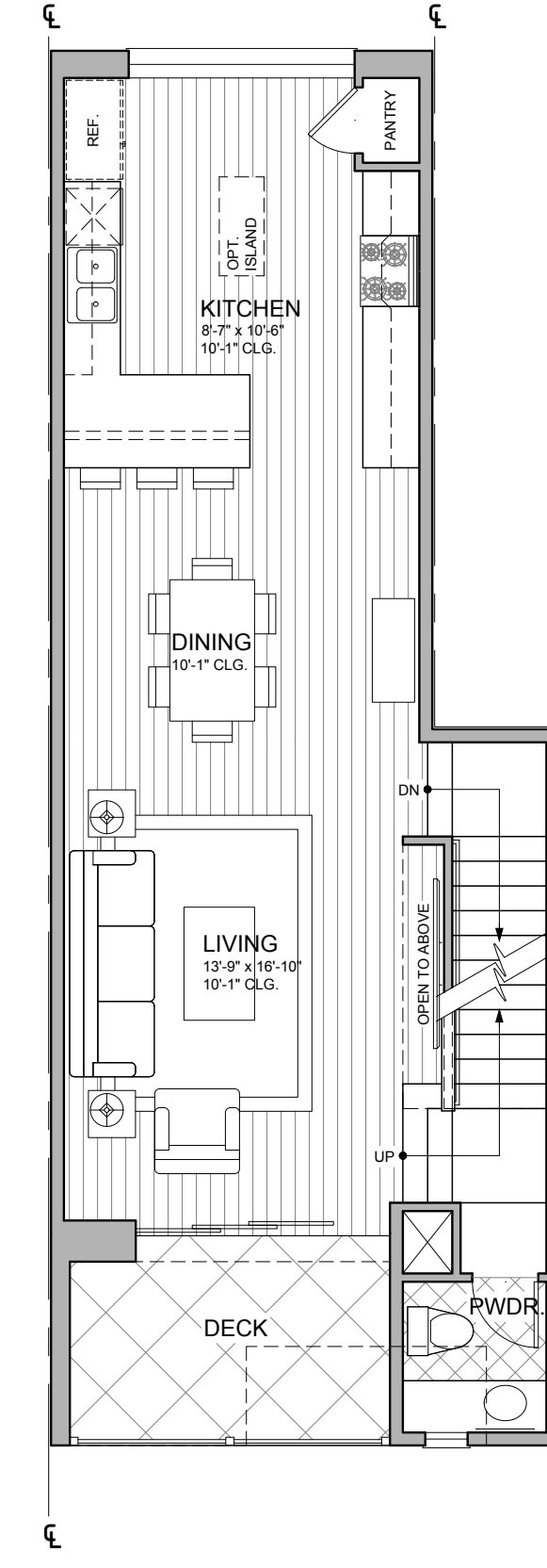
Roof



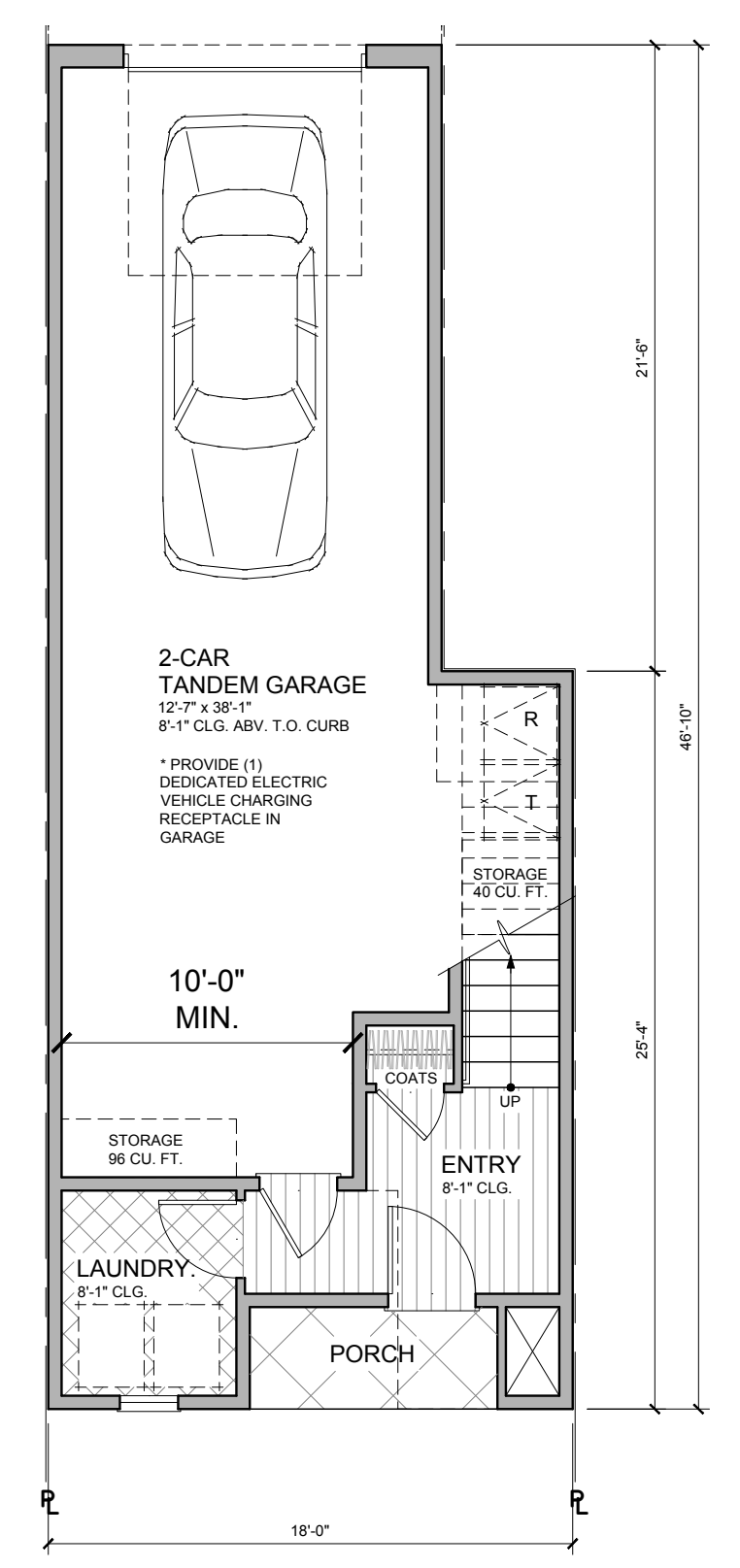
Floor 3



Floor 2



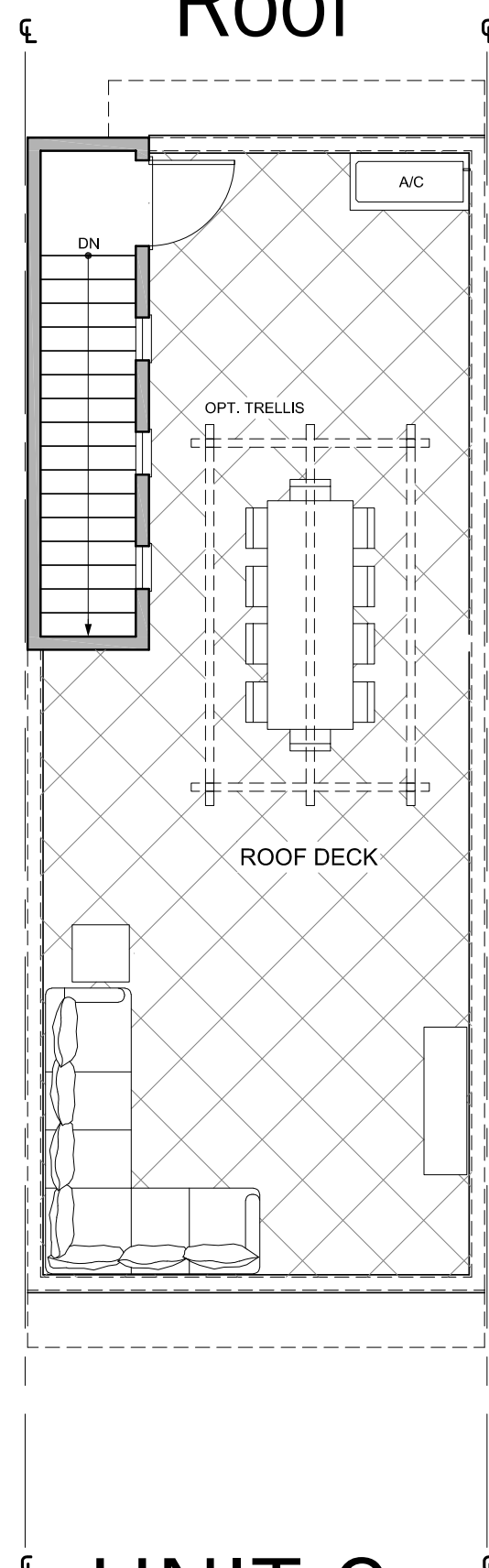
Floor 1



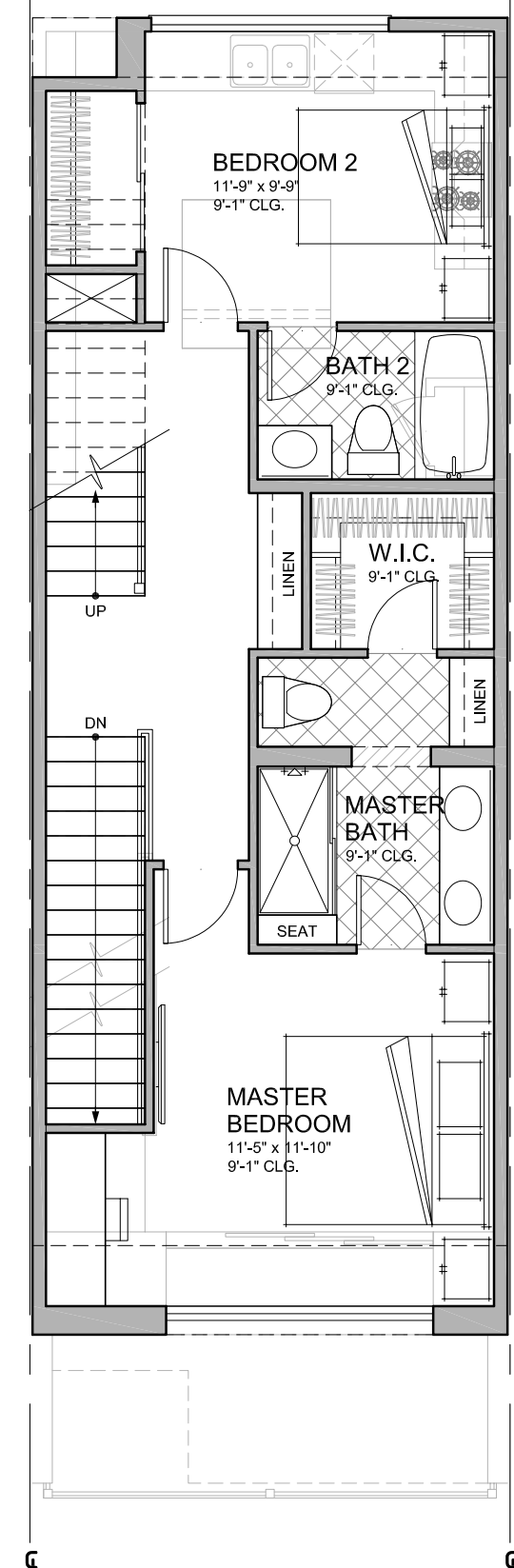
UNIT A

UNIT B

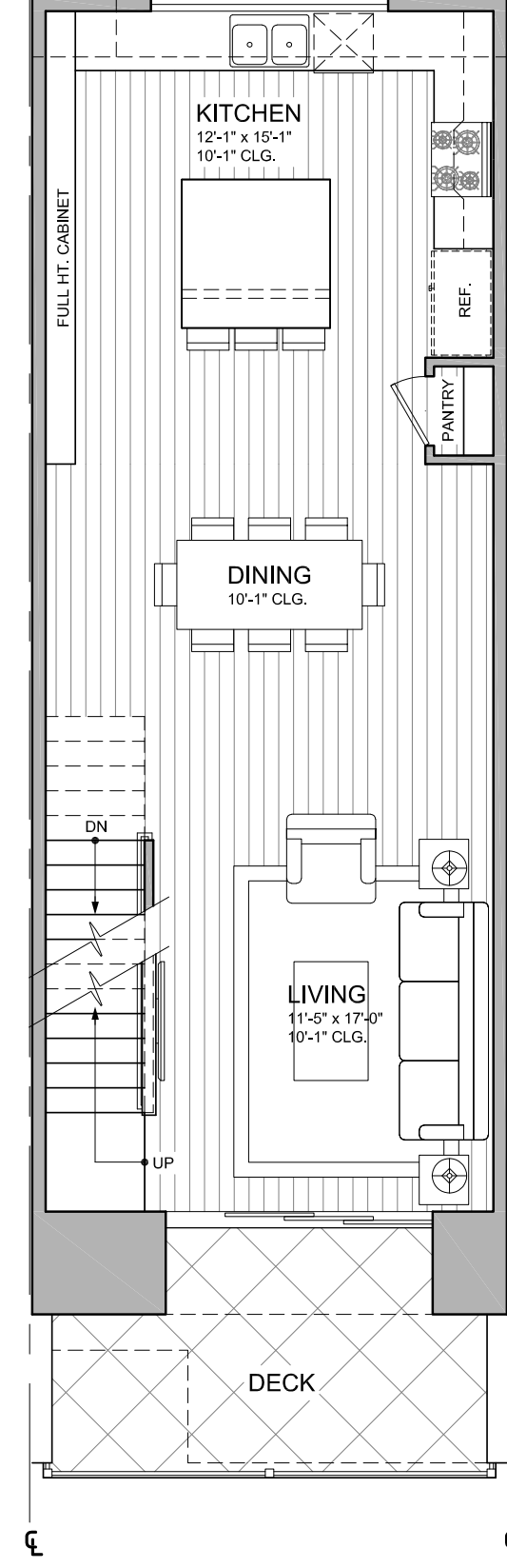
Roof



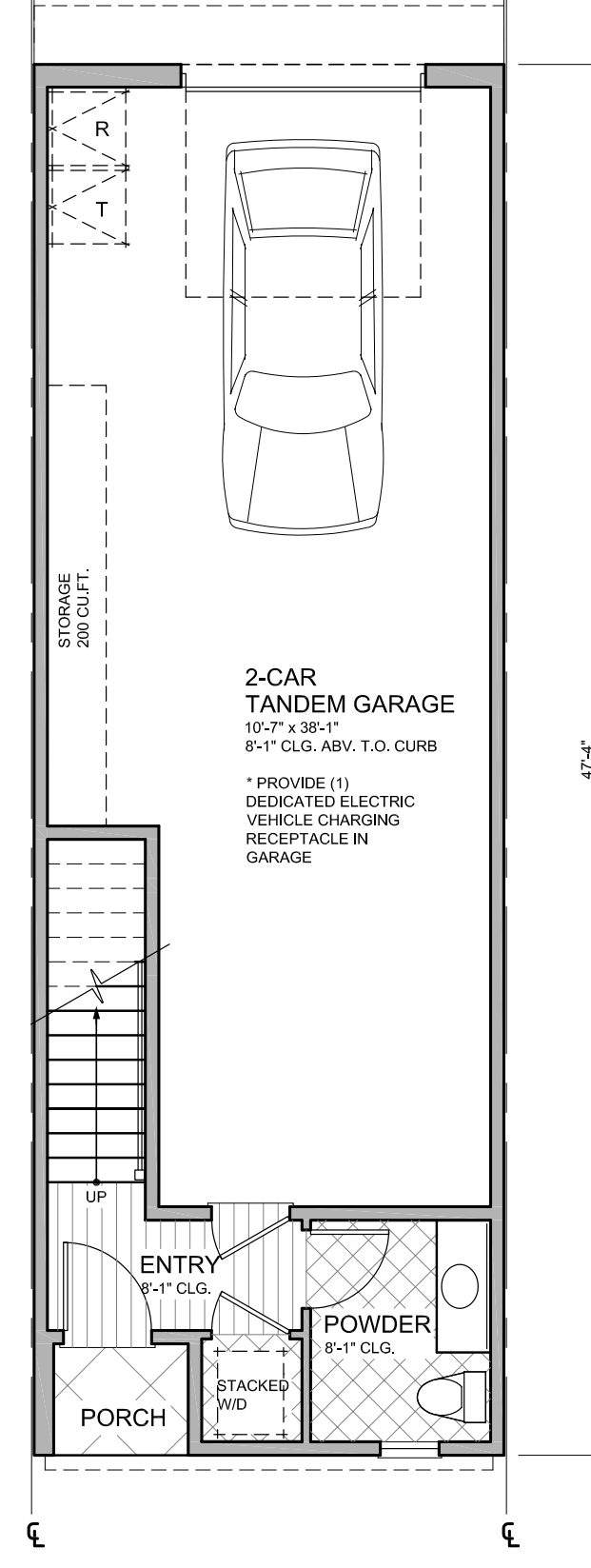
Floor 3



Floor 2



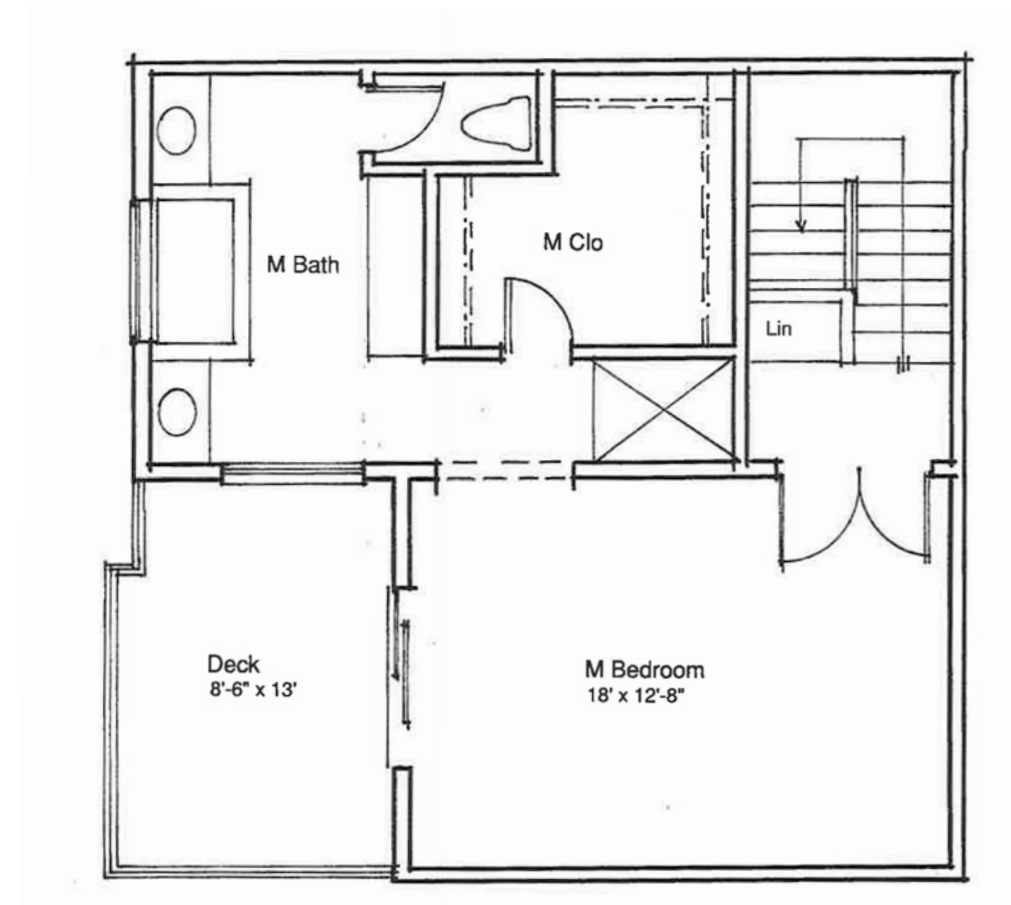
Floor 1



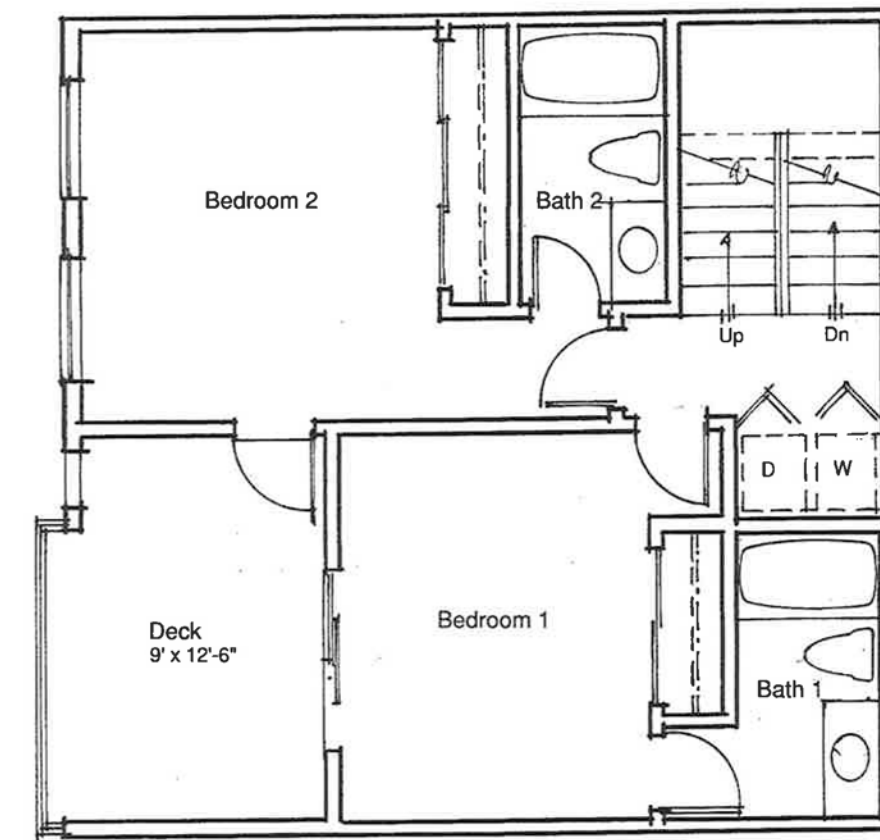
UNIT C



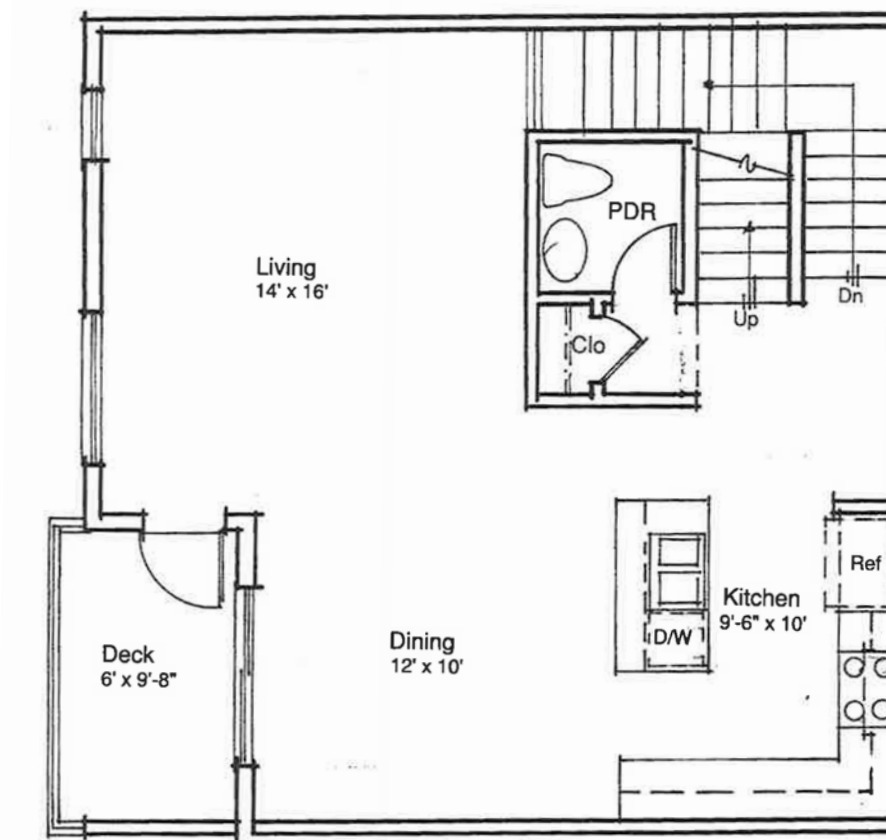
Floor 4



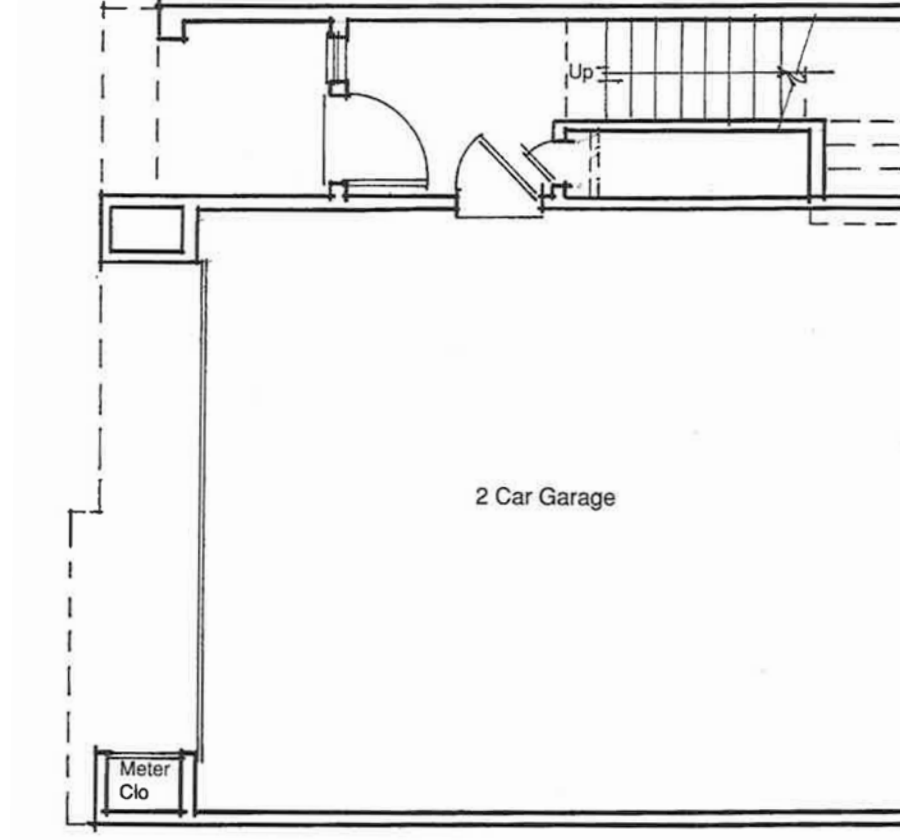
Floor 3



Floor 2



Floor 1



UNIT D





# 505 E. BAYSHORE ROAD - ARCHITECTURAL REFERENCE IMAGES IN REDWOOD CITY, CA





NORTHWEST



NORTHEAST



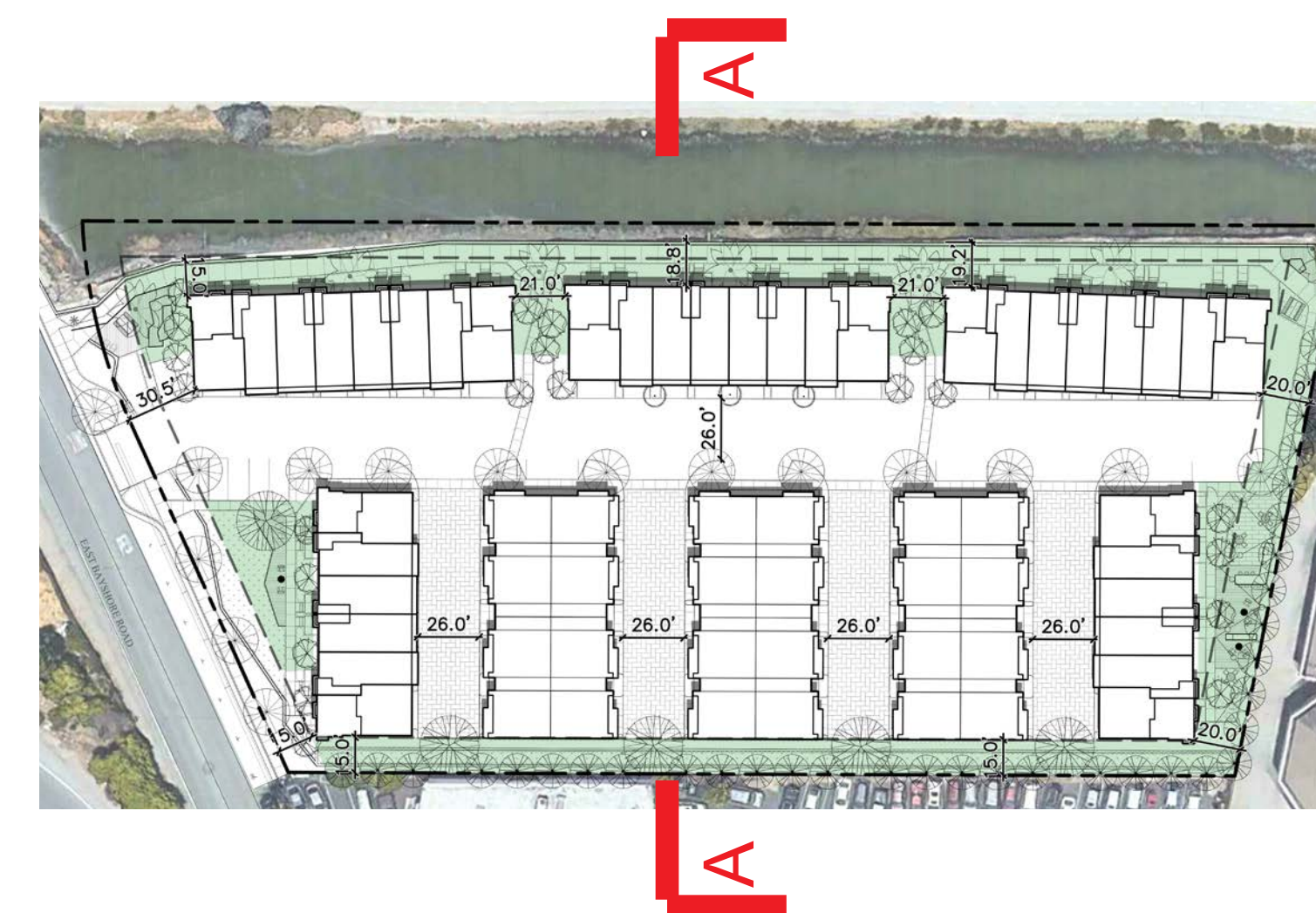
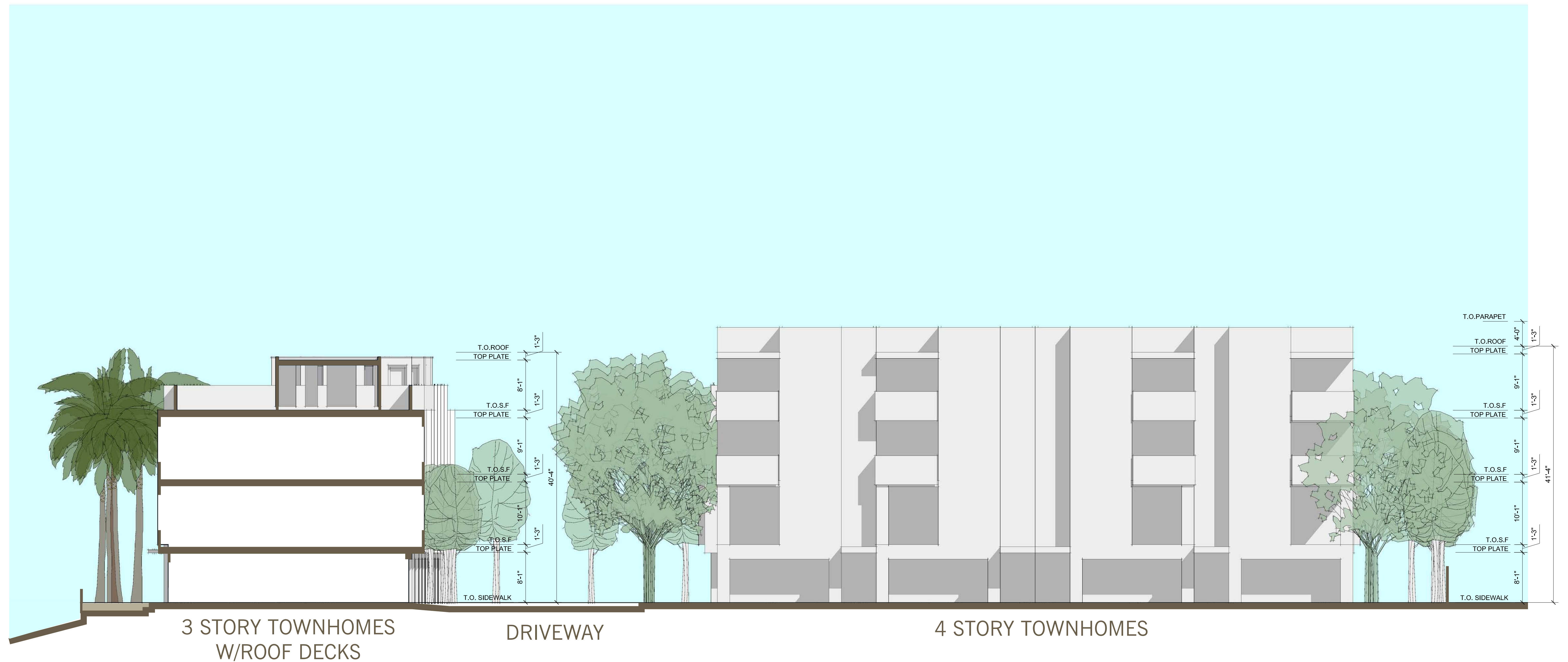
SOUTHWEST



SOUTHEAST

505 E. BAYSHORE ROAD - AERIAL PERSPECTIVES  
IN REDWOOD CITY, CA





505 E. BAYSHORE ROAD - SECTION: A - A  
IN REDWOOD CITY, CA





SHEET A-9

505 E. BAYSHORE ROAD - SHORELINE TRAIL RENDERING  
IN REDWOOD CITY, CA

DAHLIN GROUP ARCHITECTURE | PLANNING

[WWW.DAHLINGROUP.COM](http://WWW.DAHLINGROUP.COM)

PROJECT NO. 446.016 | MARCH 2020

DAHLIN





SHEET **L1.01**

505 E. BAYSHORE ROAD -  
IN REDWOOD CITY, CA

SCHEMATIC LANDSCAPE PLAN

DAHLLIN GROUP ARCHITECTURE | PLANNING

WWW.DAHLINGROUP.COM

PROJECT NO. P\_2018\_349 | AUGUST 20, 2019



**THE GUZZARDO PARTNERSHIP INC.**  
Landscape Architects • Land Planners  
181 Greenwich Street  
San Francisco, CA 94111  
T 415 433 4672  
F 415 433 5003

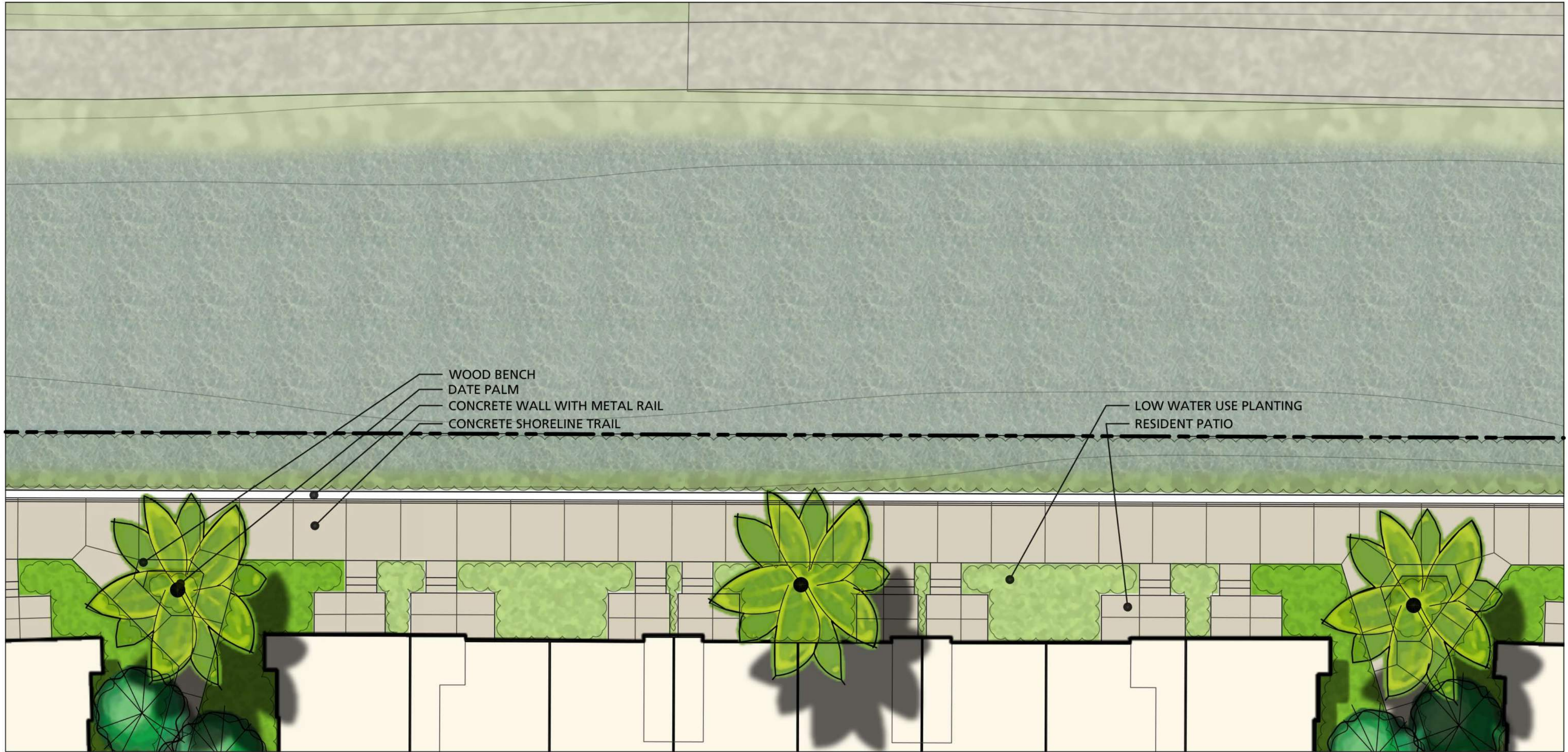








SHORELINE TRAIL LANDING

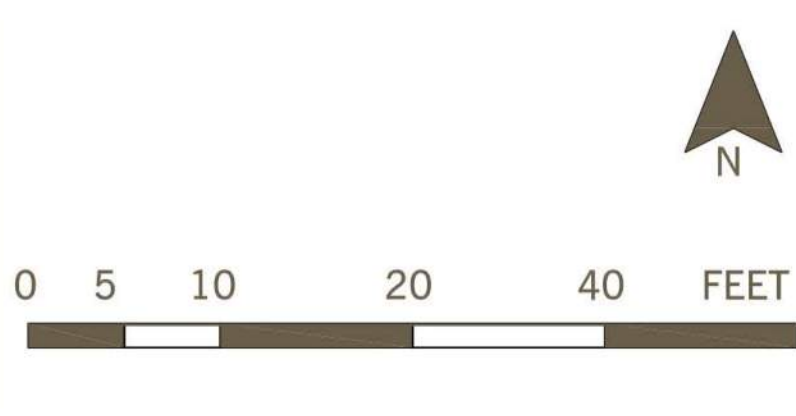


SHORELINE TRAIL

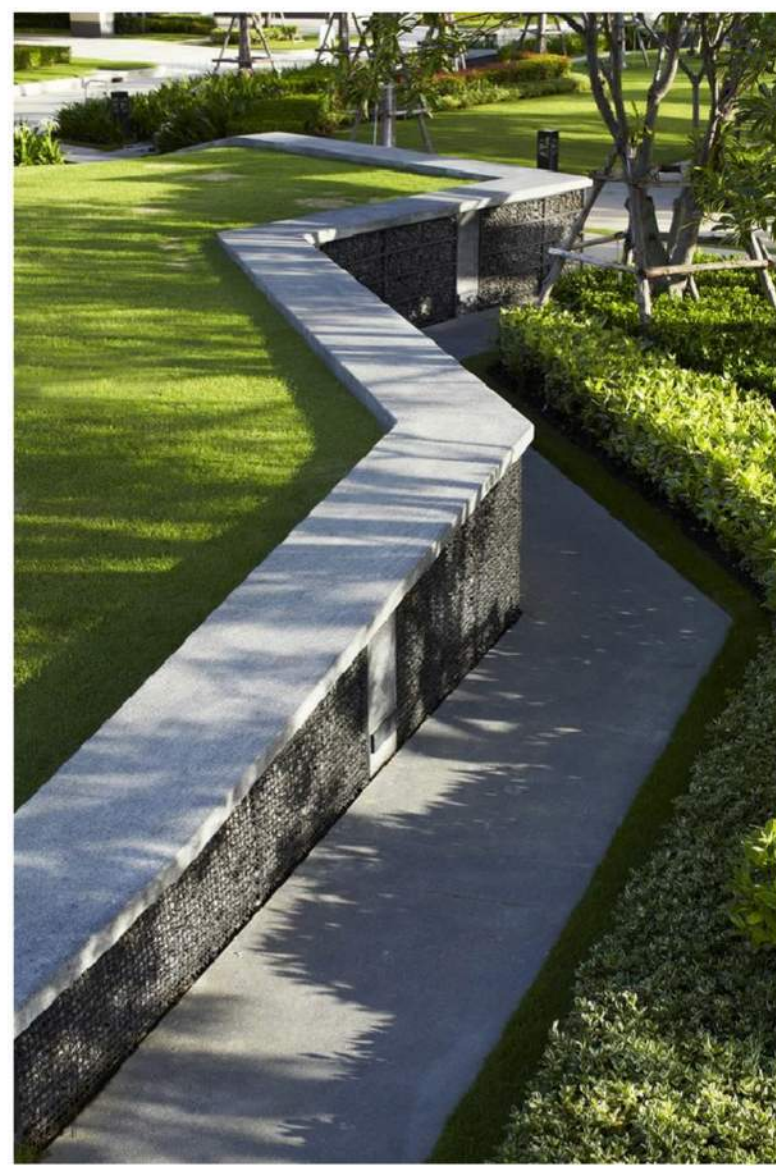


OBSERVATION DECK

505 E. BAYSHORE ROAD - SCHEMATIC LANDSCAPE ENLARGEMENTS  
IN REDWOOD CITY, CA







# 505 E. BAYSHORE ROAD - SCHEMATIC LANDSCAPE SECTION AND IMAGERY IN REDWOOD CITY, CA

DAHLIN GROUP ARCHITECTURE | PLANNING

WWW.DAHLINGROUP.COM

PROJECT NO. P\_2018\_349 | AUGUST 20, 2019

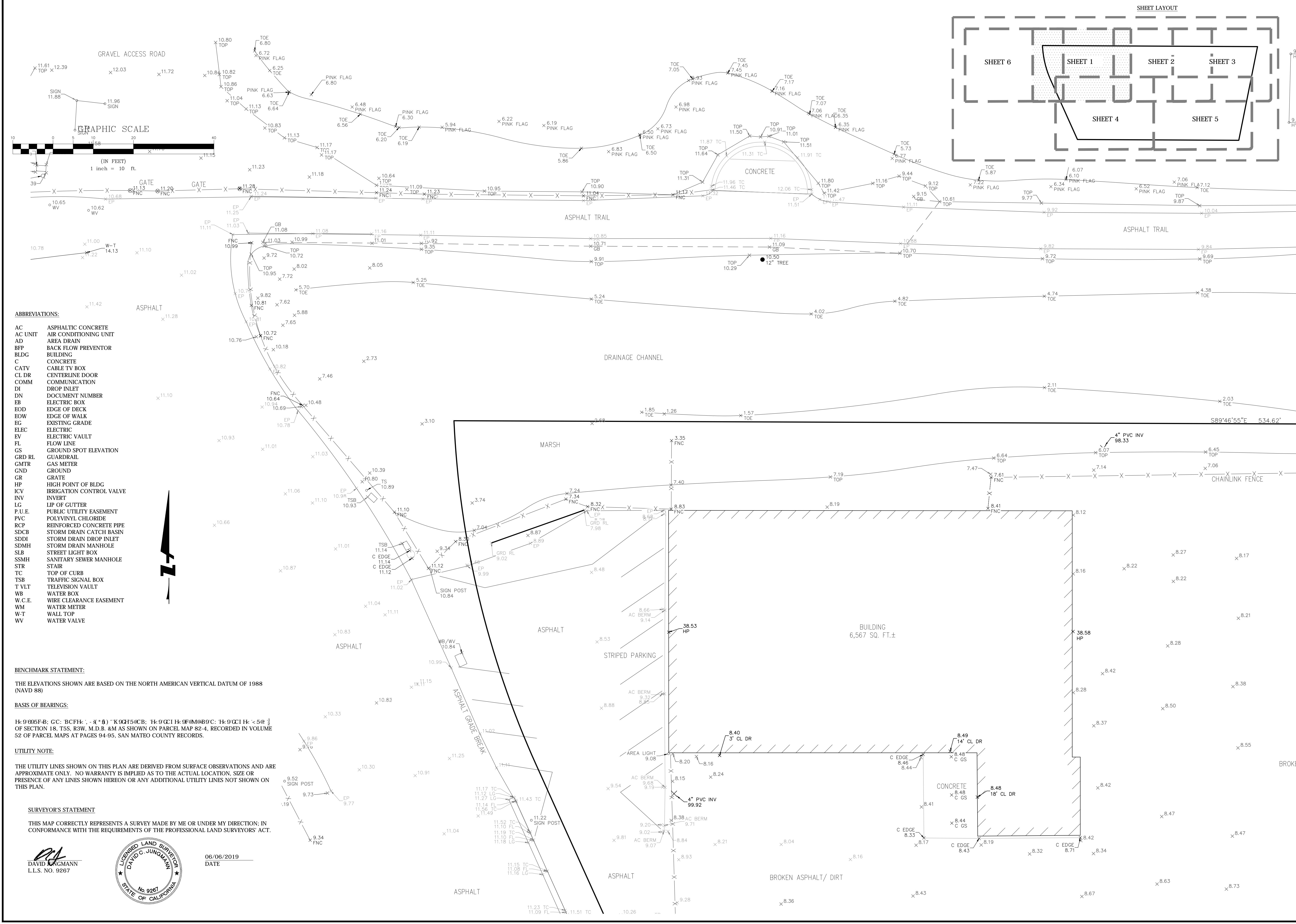
SHEET L2.01

THE GUZZARDO PARTNERSHIP INC.  
Landscape Architects • Land Planners  
181 Greenwich Street  
San Francisco, CA 94111  
T 415 433 4672  
F 415 433 5003

0 2 4 8 12 16 FEET



Revisions		No.	
Date	05/21/2019	1	ADD'L TOPO ADDED 06/06/2019
Scale	1" = 10'	Design	XXX
Drawn	DCJ/AD	Approved	DCJ
Job No	20181346	Drawing Number:	
C0.1		1 OF 6	



- ABBREVIATIONS:**
- AC ASPHALTIC CONCRETE
  - AC UNIT AIR CONDITIONING UNIT
  - AD AREA DRAIN
  - BFP BACK FLOW PREVENTOR
  - BLDG BUILDING
  - C CONCRETE
  - CATV CABLE TV BOX
  - CL DR CENTERLINE DOOR
  - COMM COMMUNICATION
  - DI DROP INLET
  - DN DOCUMENT NUMBER
  - EB ELECTRIC BOX
  - EOD EDGE OF DECK
  - EOW EDGE OF WALK
  - EG EXISTING GRADE
  - ELEC ELECTRIC
  - EV ELECTRIC VAULT
  - FL FLOW LINE
  - GS GROUND SPOT ELEVATION
  - GRD RL GUARDRAIL
  - GMTR GAS METER
  - GND GROUND
  - GR GRATE
  - HP HIGH POINT OF BLDG
  - ICV IRRIGATION CONTROL VALVE
  - INV INVERT
  - LG LIP OF GUTTER
  - P.U.E. PUBLIC UTILITY EASEMENT
  - PVC POLYVINYL CHLORIDE
  - RCP REINFORCED CONCRETE PIPE
  - SDCB STORM DRAIN CATCH BASIN
  - SDDI STORM DRAIN DROP INLET
  - SDMH STORM DRAIN MANHOLE
  - SLB STREET LIGHT BOX
  - SSMH SANITARY SEWER MANHOLE
  - STR STAIR
  - TC TOP OF CURB
  - TSB TRAFFIC SIGNAL BOX
  - T VLT TELEVISION VAULT
  - WB WATER BOX
  - W.C.E. WIRE CLEARANCE EASEMENT
  - WM WATER METER
  - W-T WALL TOP
  - WV WATER VALVE

**BENCHMARK STATEMENT:**

THE ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

**BASIS OF BEARINGS:**

H-9°05'51"E; G-C: BCFH-1-8°10'11"N QH50CB; H-9°01'18"9F@M@B9'C; H-9°01'18"50E 1/2 OF SECTION 18, T5S, R3W, M.D.B. &M AS SHOWN ON PARCEL MAP 82-4, RECORDED IN VOLUME 52 OF PARCEL MAPS AT PAGES 94-95, SAN MATEO COUNTY RECORDS.

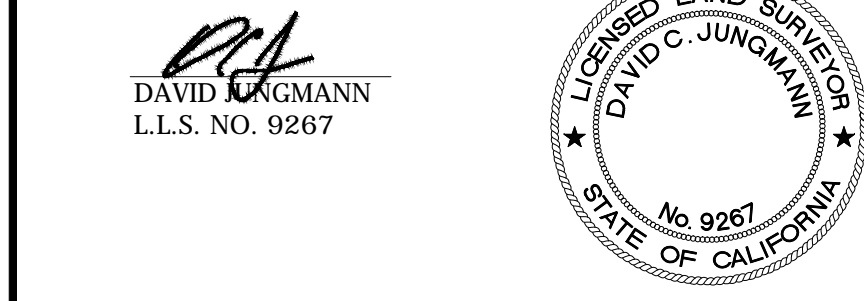
**UTILITY NOTE:**

THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY LINES SHOWN HEREON OR ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.

**SURVEYOR'S STATEMENT**

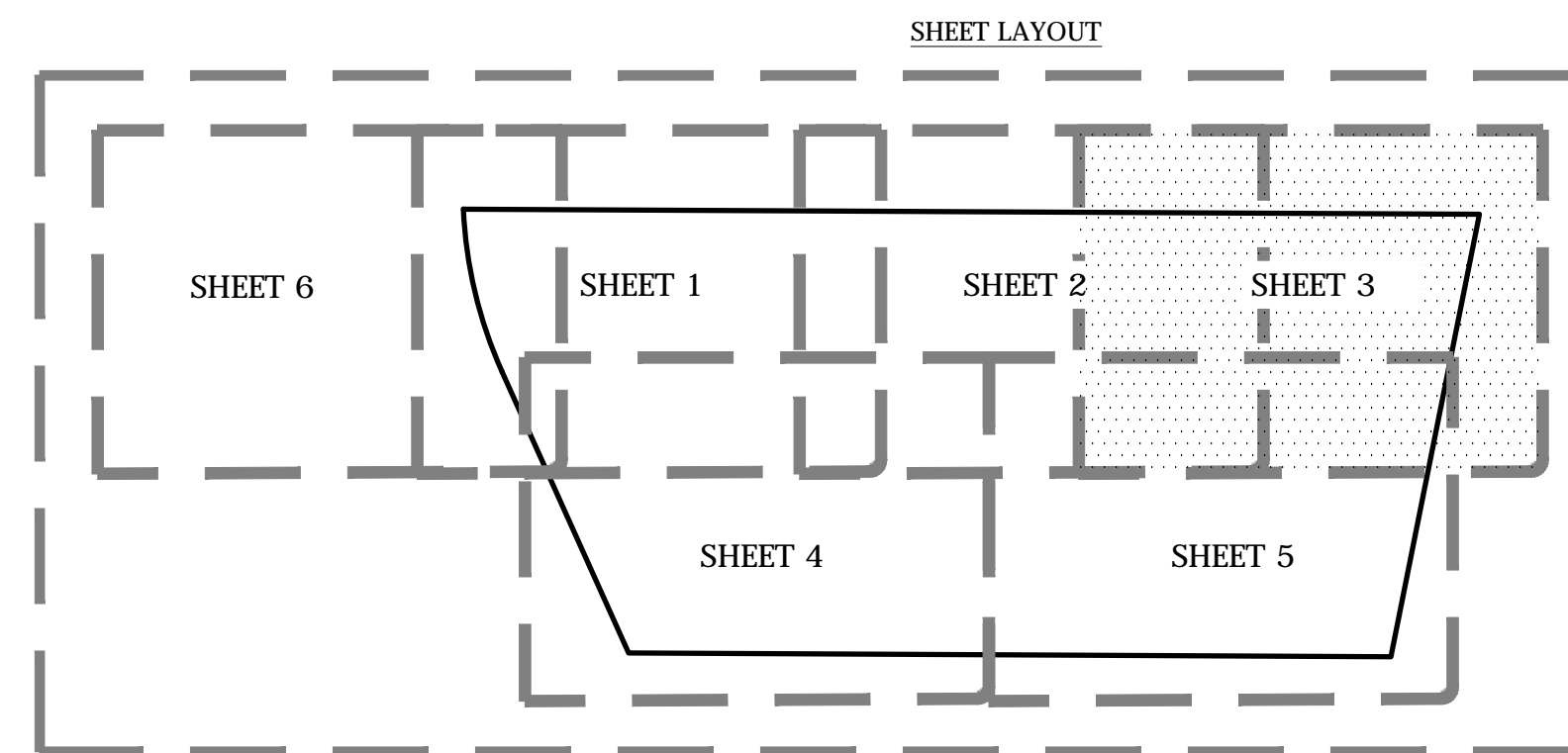
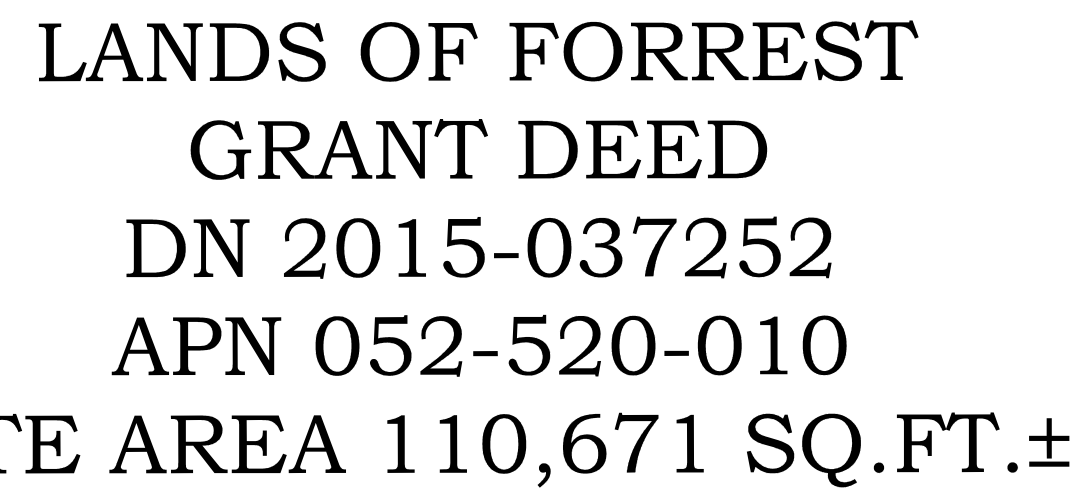
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT.

06/06/2019  
DATE



Date	6/6/2019	No.	Revisions
Scale	1" = 10'		
	Design	xxx	
Drawn	DCJ/AD		
	Approved	DCJ	
Job No.	20181346		



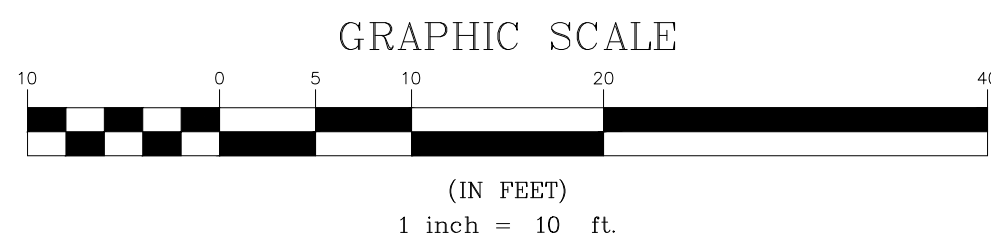


Date	6/6/2019	No.	
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Design	XXX		
Drawn	DCL/AD		
Approved	DCL		
Job No.	20181346		

Drawing Number: **C0.3**

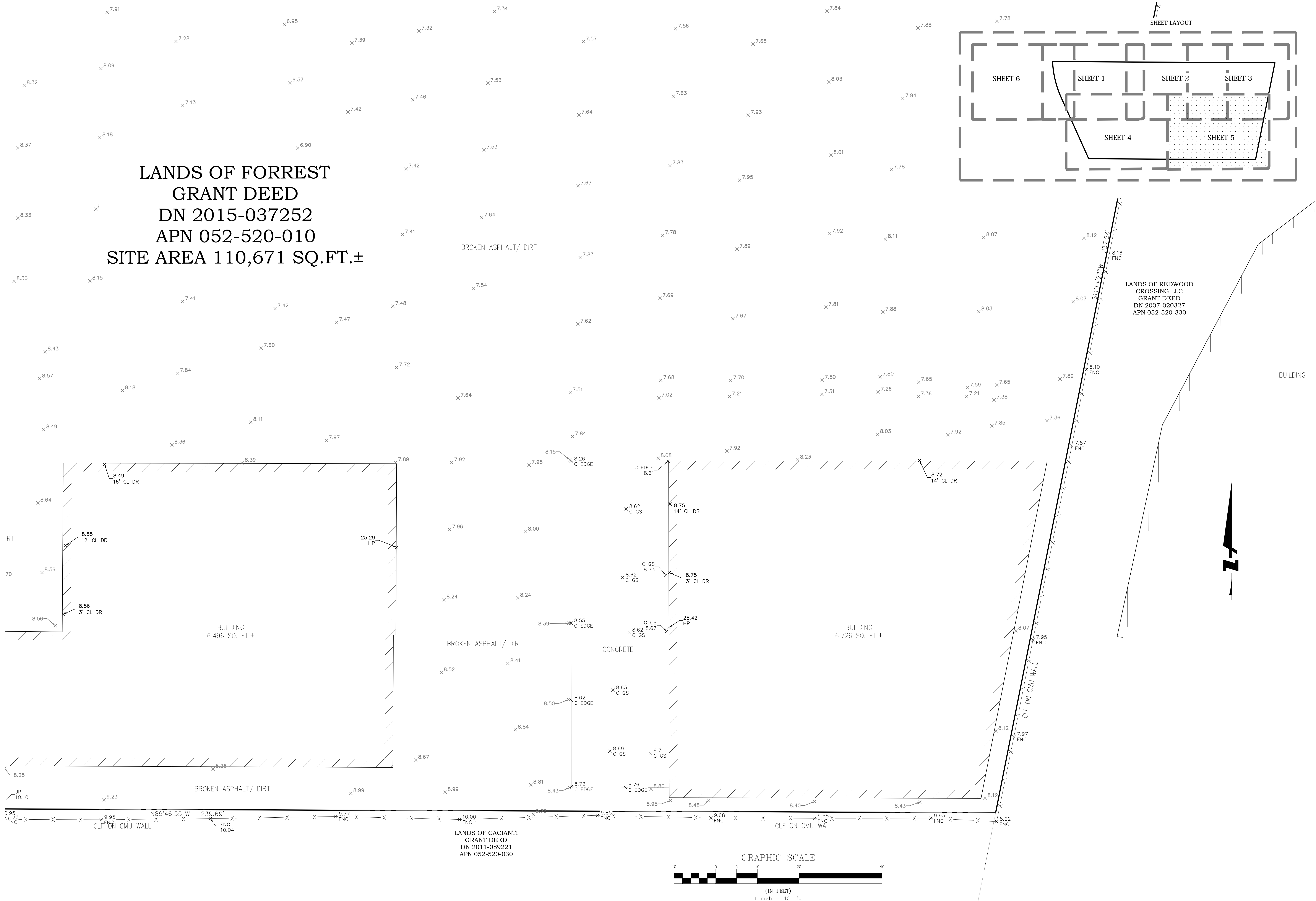
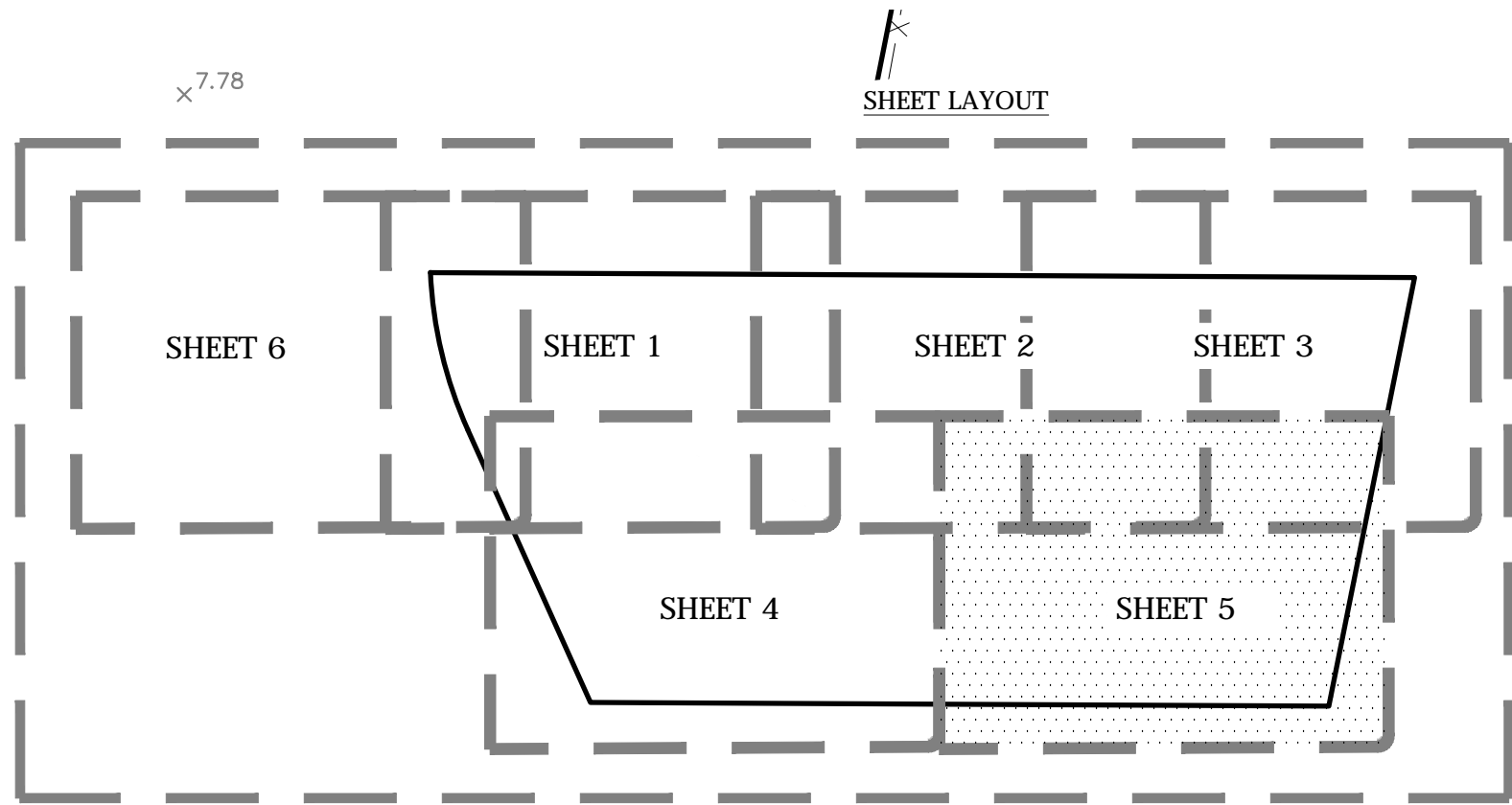
**3** OF **6**

EAST BAYSHORE ROAD



Revisions			
Date	No.		
6/6/2019			
Scale	1" = 10'		
Design	xxx		
Drawn	DCJ/AD		
Approved	DCJ		
Job No	20181346		

LANDS OF FORREST  
GRANT DEED  
DN 2015-037252  
APN 052-520-010  
SITE AREA 110,671 SQ.FT.±

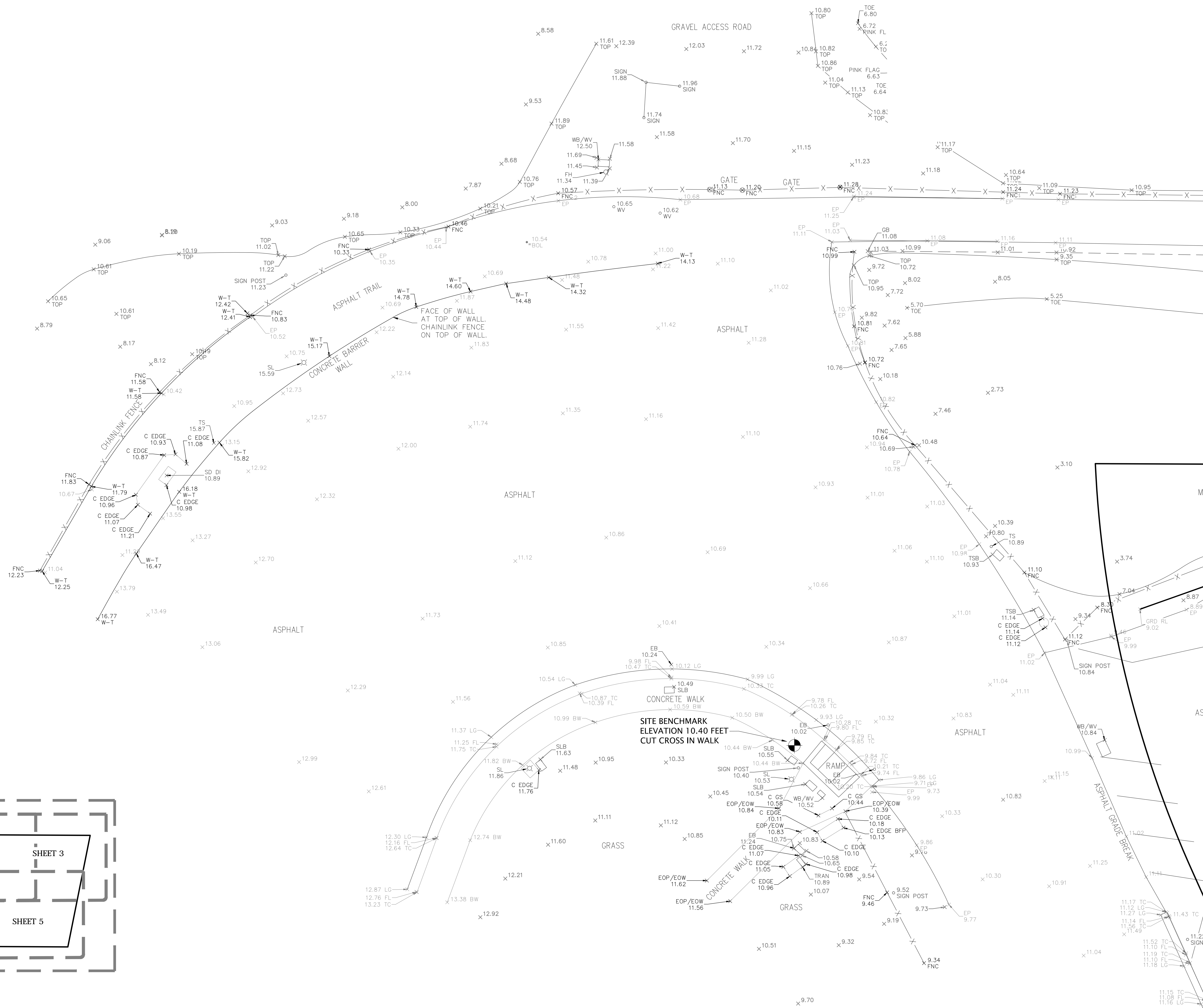




No.	Date	05/21/2019
Scale	1" = 10'	
Design	XXX	
Drawn	DCJ/AD	
Approved	DCJ	
Job No	20181346	
Revisions		

Drawing Number:

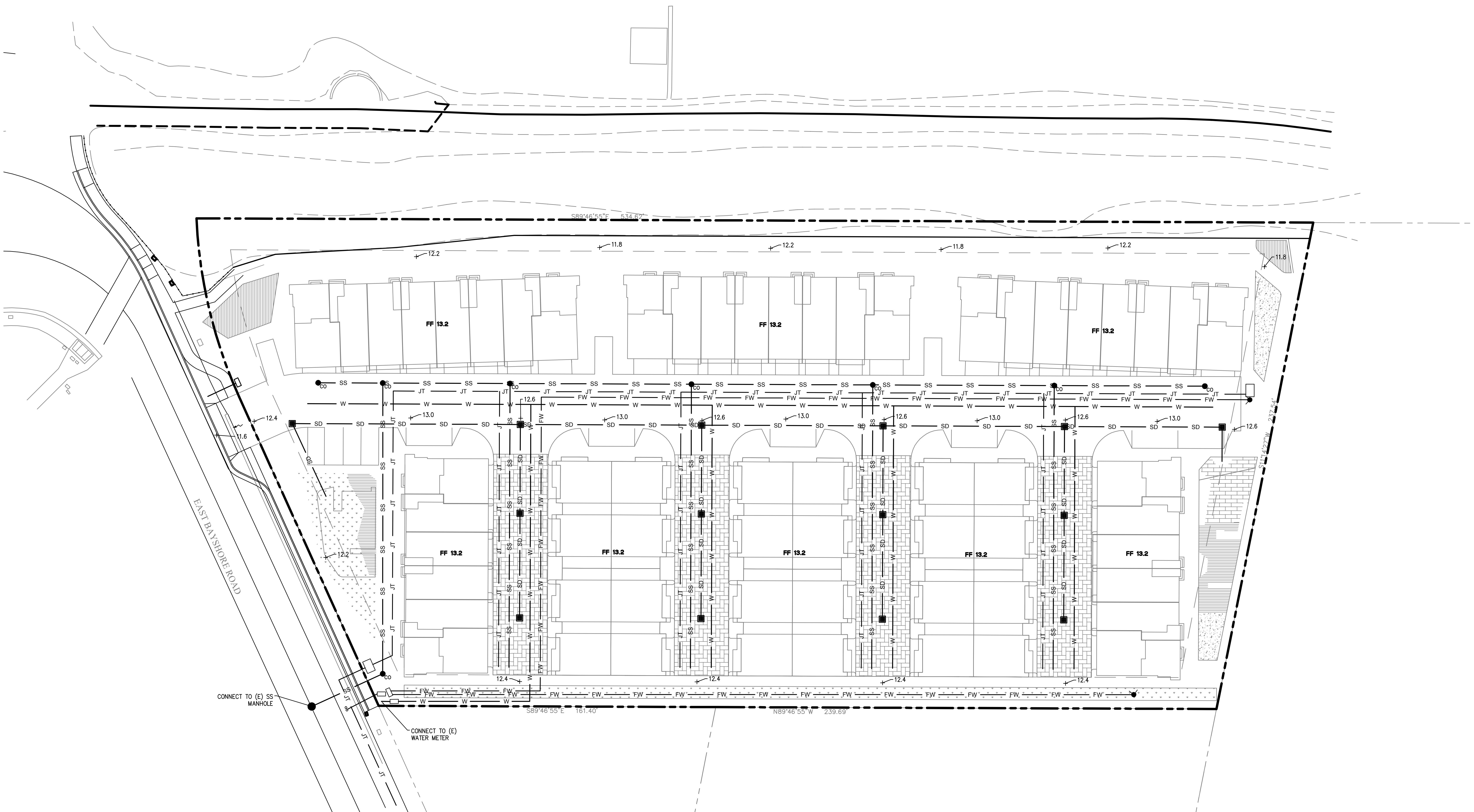
C0.6  
6 OF 6



AC	ASPHALTIC CONCRETE
AC UNIT	AIR CONDITIONING UNIT
AD	AREA DRAIN
BP	BACK FLOW PREVENTOR
BLDG	BUILDING
C	CONCRETE
CATV	CABLE TV BOX
CL DR	CENTERLINE DOOR
COMM	COMMUNICATION
DI	DROP INLET
DN	DOCUMENT NUMBER
EB	ELECTRIC BOX
EOD	EDGE OF DECK
EOW	EDGE OF WALK
EG	EXISTING GRADE
ELEC	ELECTRIC
EV	ELECTRIC VAULT
FL	FLOW LINE
GS	GROUND SPOT ELEVATION
GR RL	GUARDRAIL
GMR	GAS METER
GND	GAS
GR	GRATE
HP	HIGH POINT OF BLDG
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
LG	LIP OF GUTTER
P.U.E.	PUBLIC UTILITY EASEMENT
PLYM	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
SCDB	STORM DRAIN CATCH BASIN
SDDI	STORM DRAIN DROP INLET
SDMH	STORM DRAIN MANHOLE
SLB	STREET LIGHT BOX
SSMH	SANITARY SEWER MANHOLE
STR	STAIR
TC	TOP OF CURB
TSB	TELEVISION SIGNAL BOX
T VLT	TELEVISION VAULT
WB	WATER BOX
W.C.E.	WIRE CLEARANCE EASEMENT
WM	WATER METER
W-T	WALL TOP
WV	WATER VALVE

Diagram illustrating the arrangement of sheets for a drawing. The sheets are labeled as follows:

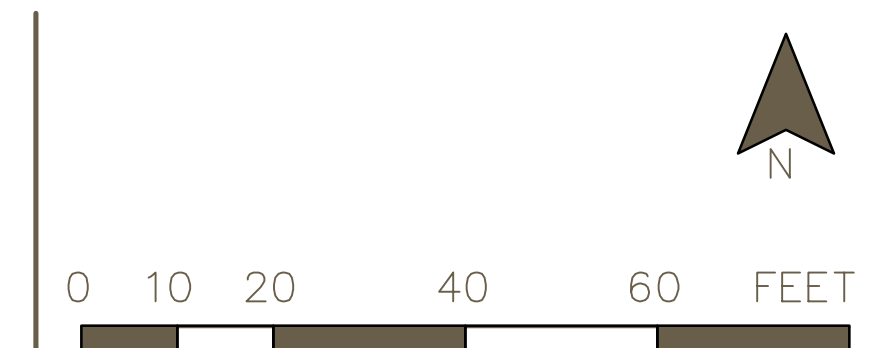
- SHEET 6 (indicated by a dotted area on the left)
- SHEET 1 (top left)
- SHEET 2 (top middle)
- SHEET 3 (top right)
- SHEET 4 (bottom left)
- SHEET 5 (bottom right)



# 505 E. BAYSHORE ROAD – CIVIL IMPROVEMENT PLANS

IN REDWOOD CITY, CA

BY REGIS HOMES BAY AREA



C1.0



**BKF**  
ENGINEERS  
SURVEYORS  
PLANNERS

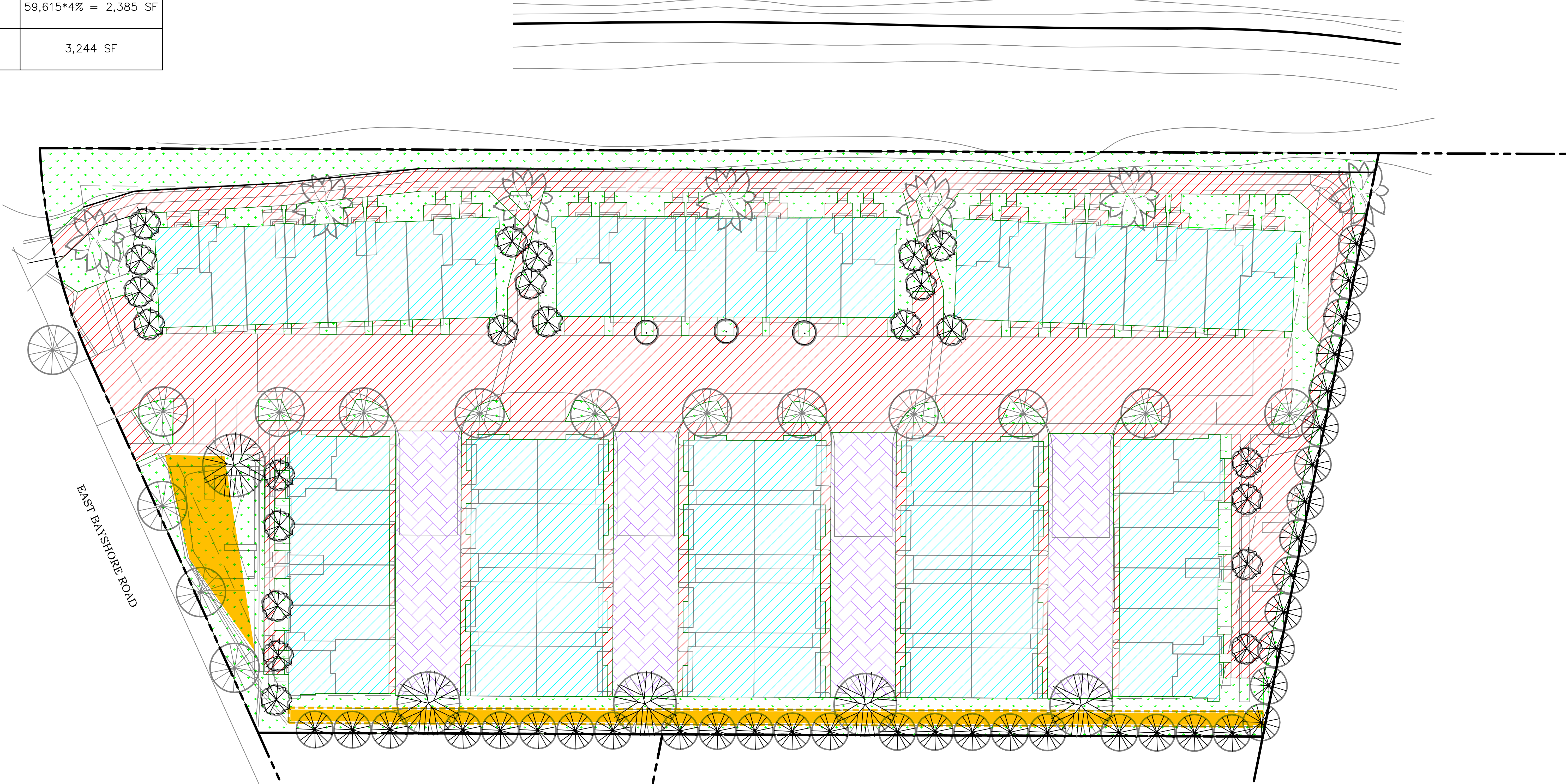


STORM WATER AREA CALCS		
	EXISTING AREA	PROPOSED AREA
PERVIOUS	10,960 SF	51,055 SF
IMPERVIOUS	99,710 SF	59,615 SF
NET	110,670 SF	110,670 SF
PROVIDED PERMEABLE PAVEMENT	—	11,000 SF
REQUIRED BIO TREATMENT AREA	—	$59,615 \times 4\% = 2,385$ SF
PROVIDED BIO TREATMENT AREA	—	3,244 SF

LEGEND:

- IMPERVIOUS SURFACE — ROOF
- IMPERVIOUS SURFACE — GROUND
- PERVIOUS SURFACE — DRIVEWAY
- LANDSCAPING
- FLOW-THRU TREATMENT PLANTER

INTERCEPTOR TREE  
(10 = POTENTIAL REDUCED  
REQUIRED TREATMENT AREA  
= 80 SF)



505 E. BAYSHORE ROAD — STORMWATER MANAGEMENT PLAN  
IN REDWOOD CITY, CA  
BY REGIS HOMES BAY AREA

